



25 CEMETERY ROAD WORKSOP, S81 9RF

£160,000
FREEHOLD

*** NO UPPER CHAIN *** For sale is this well presented three bedroom semi detached family home, situated in the popular village of Langold near Worksop and is within walking distance of local Schools, shops, amenities and and Langold country park. This property features a welcoming entrance hallway with access to the kitchen-diner, living room, and downstairs WC. The modern kitchen offers fitted appliances, including an electric oven and gas hob, with space for a fridge-freezer and washing machine. The spacious living room opens onto the enclosed rear garden through French doors. Upstairs, there are three well-sized bedrooms and a family bathroom with a three-piece suite. The front of the property has a lawned garden, driveway parking for several vehicles, and side access to the low-maintenance rear garden, which includes a pebbled area and a patio.

Kendra
Jacob

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25 CEMETERY ROAD

• SITUATED ON A SMALL MODERN DEVELOPMENT IN THE VILLAGE OF LANGOLD • WELL PRESENTED THREE BEDROOM SEMI DETACHED • MODERN KITCHEN DINER • WELL PROPORTIONED LIVING ROOM • DOWNSTAIRS WC • THREE WELL PROPORTIONED BEDROOMS • THREE PIECE FAMILY BATHROOM • OPEN PLAN FRONT GARDEN & DRIVEWAY FOR SEVERAL VEHICLES • ENCLOSED LOW MAINTENANCE REAR GARDEN • CLOSE TO SCHOOLS, SHOPS, AMENITIES & LANGOLD COUNTRY PARK



ENTRANCE HALLWAY

The property features a composite front door leading into the entrance hallway, which includes a central heating radiator and a spindle staircase rising to the first-floor landing. There are doors providing access to the kitchen-diner, living room, and the downstairs WC.

DOWNSTAIRS WC

The downstairs WC comprises a low-flush toilet, a hand wash basin with tiled splashback, a central heating radiator, vinyl flooring, and an electric extractor fan.

KITCHEN DINER

The kitchen is fitted with a range of wall and base units, complemented by work surfaces incorporating a stainless steel sink unit with a mixer tap. It includes a fitted electric oven, a four-ring gas hob with an electric extractor fan above, space for a freestanding fridge or fridge-freezer, and plumbing for an automatic washing machine. The walls are partially tiled, and there is a wall-mounted combination central heating boiler. A front-facing UPVC double-glazed window and a tiled-effect floor, which continues into the dining area, complete the space. The dining area features a side-facing UPVC double-glazed window and a central heating radiator.

LIVING ROOM

The well-proportioned living room includes a rear-facing UPVC double-glazed window, rear-facing UPVC double-glazed French doors opening onto the enclosed rear garden, and a central heating radiator.

FIRST FLOOR LANDING

The first-floor landing provides access to the loft space, a central heating radiator, and doors leading to the three bedrooms and the family bathroom suite.

BEDROOM ONE

A spacious master bedroom featuring two front-facing UPVC double-glazed windows and a central heating radiator.

BEDROOM TWO

A well-presented second double bedroom with a rear-facing UPVC double-glazed window and a central heating radiator.

BEDROOM THREE

A good-sized third bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and wood panelling on one wall.

FAMILY BATHROOM

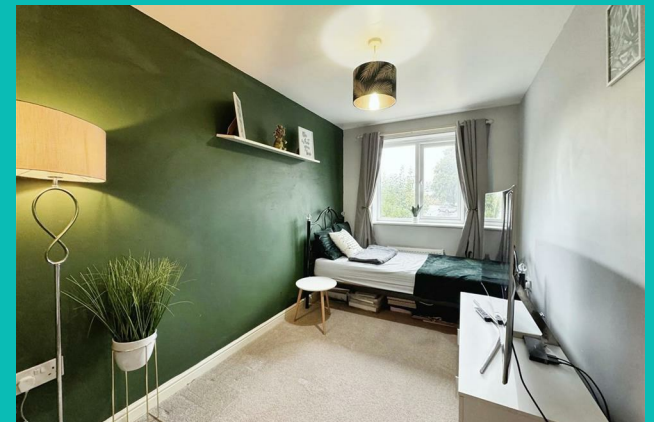
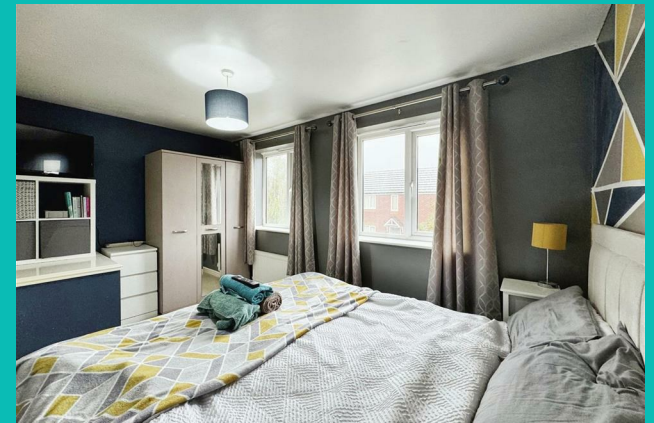
The family bathroom features a three-piece suite in white, including a panelled bath with a shower mixer tap and shower screen, a pedestal hand wash basin, a low-flush toilet, tiled splashback, laminate wood flooring, a central heating radiator, and a side-facing UPVC double-glazed window.

OUTSIDE

At the front of the property, there is an open-plan garden, primarily laid to lawn, with a paved driveway offering parking for several vehicles and a gate providing access to the rear garden.

The rear of the property boasts an enclosed, low-maintenance garden with a pebbled area and a paved patio seating area.

25 CEMETERY ROAD





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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

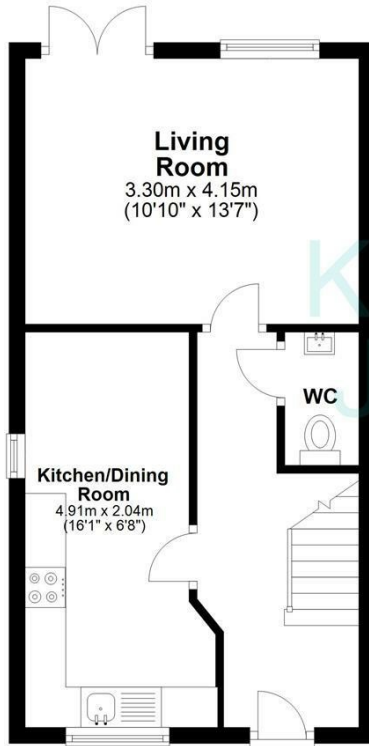
Floor Area – 745.00 sq ft

Tenure – Freehold



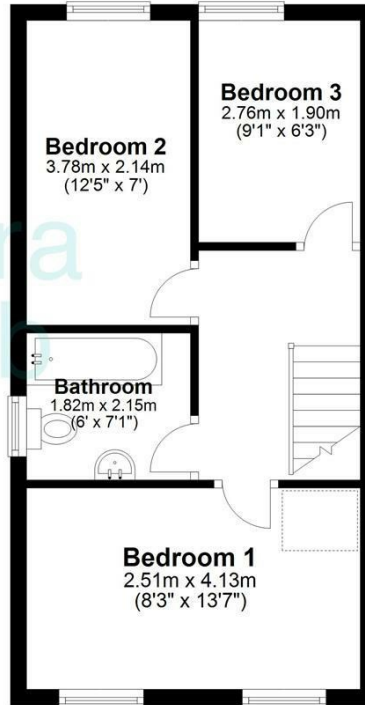
Ground Floor

Approx. 34.4 sq. metres (370.8 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.2 sq. feet)



Total area: approx. 69.2 sq. metres (745.0 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. _
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra Jacob

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