



**Grange Farm House Lindrick Road, Woodsetts Worksop S81  
8RD**

**welcome to**

**Grange Farm House Lindrick Road, Woodsetts Workso**

WHAT A GEM!! Beautifully presented stone built detached property perfect for a family within the popular semi rural village of Woodsetts. Having detached double garage and ADDITIONAL LAND!! \*\*\*PRICE - £580,000 \*\*\*



### **Entrance Hallway**

Timber door opens into an inviting hallway with tiled flooring, central heating radiator and a further rear facing door leading out to the garden.

### **Dining Kitchen**

20' 5" x 11' 2" ( 6.22m x 3.40m )

In keeping with the character of the property the kitchen boasts a farmhouse feel with the main focal point being a range cooker (to be purchased separately). Wooden fronted base and wall units, worktops with inset one and a half bowl porcelain sink. Integrated fridge/freezer and dishwasher. Central heating radiator, double glazed window and door leading out to the garden. Complimentary tiling to the floor. The kitchen opens directly into the main lounge area.

### **Utility Area**

Having sink and plumbing for washing machine. This area houses the oil central heating boiler.

### **Lounge**

20' narrowing to x 13' 1" ( 6.10m narrowing to x 3.99m )

Superb main lounge with Oak mantle and inset electric stove, two rear facing double glazed windows and a double glazed patio door.

### **Additional Reception Room**

17' 6" x 10' 9" ( 5.33m x 3.28m )

This room offers versatile living space and could potentially be utilised as a fourth bedroom. Having front and side aspect double glazed windows and central heating radiator. Door gives access to a shower room.

### **Shower Room**

Having a low flush WCm, shower enclosure, hand wash basin and tiling to walls. Central heating radiator.

### **Master Bedroom**

9' 3" x 15' 5" ( 2.82m x 4.70m )

Main bedroom having two double glazed windows to the front elevation. Central heating radiator.

### **En-Suite**

Comprises of a vanity hand basin set into a white gloss base units, low flush WC, shower enclosure, full tiling to wall and floor and heated towel rail.

### **Bedroom Two**

14' 7" x 10' 6" ( 4.45m x 3.20m )

Second double bedroom with rear and side facing double glazed windows enjoying delightful views over open fields. Central heating radiator.

### **Bedroom Three**

11' 3" x 11' 8" ( 3.43m x 3.56m )

Again having views over open fields this is a good sized third bedroom with central heating radiator and two double glazed windows.

### **Family Bathroom**

Comprises of panelled bath, low flush WC, pedestal hand wash basin, tiling to wall and floor and central heating radiator.

### **Exterior And Gardens**

The property stands within a small courtyard which also leads to two other executive style properties. There is pedestrian access only to the house.

Vehicular access is via a private lane to the rear of the property and leads to the double detached garage

Extensive rear and side gardens predominantly laid to lawn and having an array of mature plants and shrubs. Stunning views over open fields and a paddock included in the sale.

### **Double Detached Garage**

Accessed via the rear lane the garage has electronically controlled doors and ample roof storage.

### **Additional Land/paddock**

The property has the added benefit of a paddock or grazing land of approximately 3/4 of an acre and has direct access to a bridle way. This would be ideal for equestrian pursuits or other recreational hobbies .

The land is within the Title of the property together with the private access lane



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## Grange Farm House Lindrick Road, Woodsetts Worksop

- UNIQUE, INDIVIDUALLY CONSTRUCTED STONE FARM HOUSE
- VERSATILE AND SPACIOUS ACCOMMODATION
- GENEROUS PLOT WITH EXTENSIVE GARDENS, DOUBLE GARAGE
- REAR Paddock WITH ACCESS TO BRIDLE WAY
- Council tax band C

Tenure: Freehold EPC Rating: E

# £580,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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