





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



## welcome to

## **Grange Farm House Lindrick Road, Woodsetts Worksop**

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  $\times$  13' 1" ( 6.10m narrowing to  $\times$  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 hating 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





## welcome to

# **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

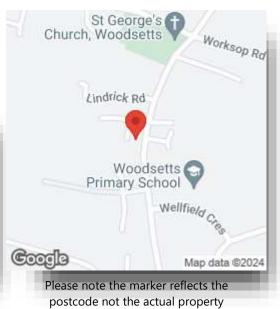
Tenure: Freehold EPC Rating: E

# £580,000









view this property online williamhbrown.co.uk/Property/DGT106355



Property Ref: DGT106355 - 0013 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown

## 01909 568811



dinnington@williamhbrown.co.uk



20 Laughton Road, Dinnington, SHEFFIELD, South Yorkshire, S25 2PS



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.