

HUNTERS[®]

HERE TO GET *you* THERE



Lampman Way

Costhorpe, Worksop, S81 9GB

Guide Price £265,000



Council Tax: C



35 Lampman Way

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DESCRIPTION

Briefly the property comprises entrance hall, lounge, kitchen diner and cloakroom to the ground floor and four bedrooms, one with en suite and bathroom to the first floor. Outside is a drive allowing off street parking for two vehicles to the front with bark chip area and garden to the rear. The property also benefits from gas central heating and double glazing.

Costhorpe lies four and a half miles north of Worksop which has a wealth of amenities on the A60 and one mile south of the village of Langold which has a good range of shops, including butchers, takeaways, library, pharmacy, dentist, community school and country park.

ACCOMMODATION

The property is accessed via a porched entrance with composite door having two glass panels leading into:

ENTRANCE HALLWAY

3'9" x 16'7" (1.15 x 5.07)

Providing access to lounge, kitchen diner and downstairs cloakroom, stairs to the first floor accommodation with understairs cupboard, smoke alarm to ceiling, wall mounted thermostat and radiator.

LOUNGE

10'10" x 17'3" (3.32 x 5.28)

TV and telephone points, window to the front elevation and radiator.

KITCHEN DINER

10'9" x 18'2" (3.28 x 5.55)

Fitted with wall and base units with complementary

worksurface, integrated cooker, four ring gas hob with extractor fan over, integrated dishwasher and fridge freezer, stainless steel sink with mixer tap, vinyl flooring, spotlights to ceiling, four overhead table lights, window to the rear elevation and radiator.

DOWNSTAIRS CLOAKROOM

2'11" x 6'7" (0.90 x 2.01)

Suite comprising low level flush w.c., pedestal wash hand basin with splashback, vinyl flooring, window to the front elevation and radiator.

FIRST FLOOR LANDING

3'0" x 12'3" (0.92 x 3.74)

Giving access to bedrooms and bathroom, loft access, cupboard over stairs, smoke alarm to ceiling and radiator.

BEDROOM ONE

9'0" x 11'4" (2.76 x 3.46)

Wall mounted thermostat, window to the rear elevation, radiator and door leading into:

EN SUITE

9'1" x 5'4" (2.78 x 1.65)

Suite comprising shower unit, pedestal wash hand basin with mirror over, vanity unit with sliding door, low level flush w.c., vinyl flooring, extractor fan to ceiling, window to the side elevation and radiator.

BEDROOM TWO

9'0" x 10'3" (2.76 x 3.13)

Window to the front elevation and radiator.

BEDROOM THREE

8'11" x 6'10" (2.72 x 2.09)

Window to the rear elevation and radiator.

BEDROOM FOUR

8'10" x 6'7" (2.70 x 2.03)

Window to the front elevation and radiator.

BATHROOM

5'6" x 6'10" (1.70 x 2.09)

Matching white suite comprising panel bath with Triton electric shower over, pedestal wash hand basin with mixer tap, low level flush w.c., vinyl flooring, extractor fan to ceiling, window to the side elevation and radiator.

EXTERNALLY

The garden to the front is laid to bark and shrubs, with drive to the side providing parking for two vehicles and lawn to the other side, steps lead to the front door. The rear garden is laid to lawn and paving with fencing and gate to the side, store shed, outside tap, security light.

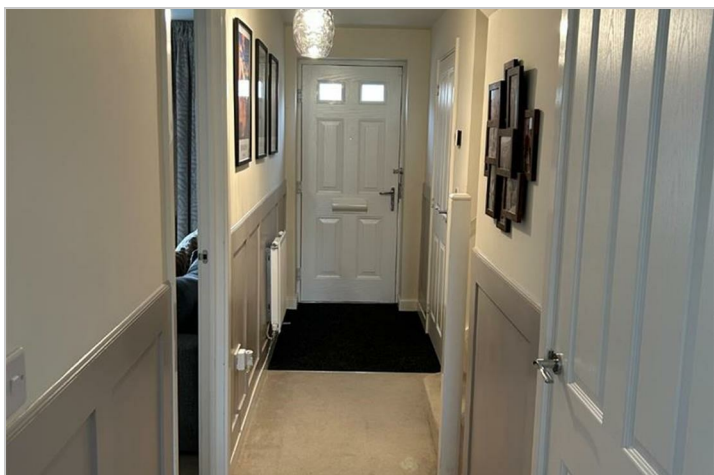
COUNCIL TAX

Through enquiry of the Bassetlaw Council we have been advised that the property is in Rating Band 'C'

TENURE - FREEHOLD

Estate agents operating in the UK are required to

conduct Anti-Money Laundering (AML) checks in compliance with the regulations set forth by HM Revenue and Customs (HMRC) for all property transactions. It is mandatory for both buyers and sellers to successfully complete these checks before any property transaction can proceed. Our estate agency uses Coadjute's Assured Compliance service to facilitate the AML checks. A fee will be charged for each individual AML check conducted



Road Map



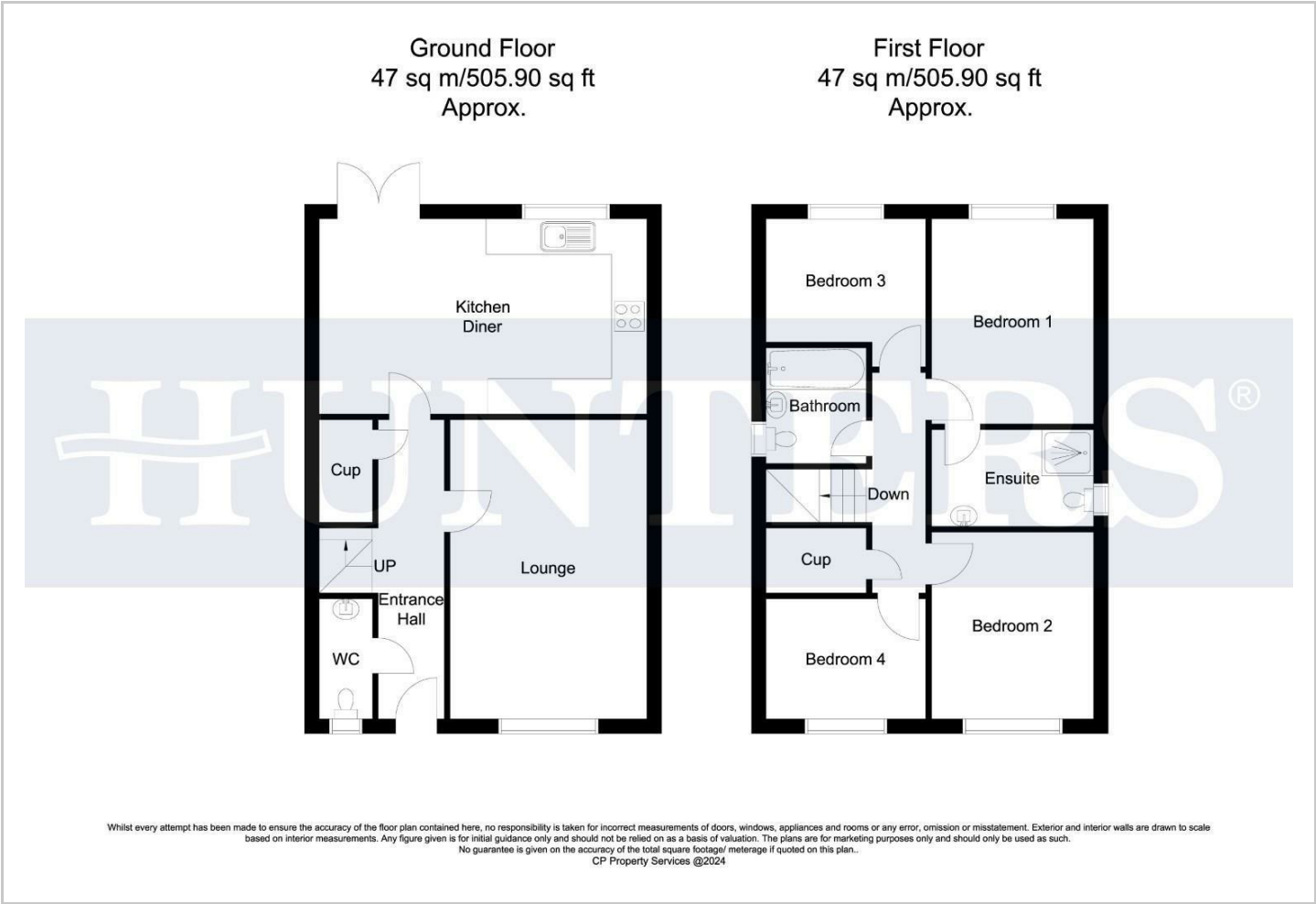
Hybrid Map



Terrain Map



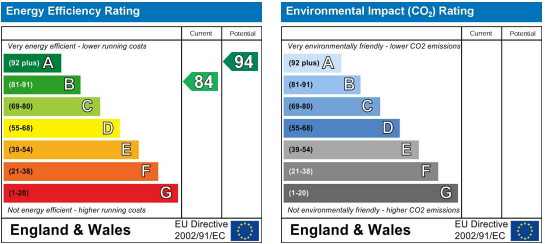
Floor Plan



Viewing

Please contact our Hunters Bawtry Office on 01302 710773 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.