

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

28 Arundel Drive, Carlton in Lindrick



- **Well Proportioned Semi Detached Family Home**
 - **Three Double Bedrooms**
 - **Very Popular Residential Location**
- **Close to Local Junior School and Other Local Amenities**
 - **Offering Further Potential**

Situated in the very popular village of Carlton in Lindrick this is a good sized three double bedroom semi-detached house that may well appeal to first time buyers or families. The property offers spacious family living space throughout with attractive gardens, drive way and garage to the side. The internal accommodation comprises entrance hall, ground floor WC, inner hall, full width lounge and good-sized dining kitchen. There are three generous first floor bedrooms and a family bathroom.

£195,000

28 Arundel Drive, Carlton in Lindrick, S81 9DJ

In More Detail

Side Entrance Hall

Upvc double glazed entrance door, central heating radiator.

Ground Floor WC

Fully tiled with fitted hand basin set in vanity unit and low flush WC.



Inner hall

With a useful understairs cupboard, central heating radiator, stairs to the first floor and double panelled glazed doors to the lounge.

Lounge 19'9" x 13'4" (6.02m x 4.06m)

Coving to the ceiling, central heating radiator.



Dining Kitchen 19'10" x 10'5" (6.04m x 3.17m)

Includes a comprehensive range of fitted units incorporating base, drawer, high level and display cabinets, contrasting fitted roll top work surfaces with inset sink unit, drainer and mixer tap. Built in oven, hob and extractor fan set in canopy, plumbing for automatic washing machine. Upvc double glazed sliding patio door gives access to the rear garden.



On the first floor

Bedroom One 11'1" x 10' (3.37m x 3.04m)

With fitted furniture including canopy, plumbing level cupboards and bedside cabinets. There are two additional fitted storage cupboards that may offer further scope to convert to En Suite.



Bedroom Two 11'2" x 9'9" (3.40m x 2.97m)

Central heating radiator.



Bedroom Three 10' x 8'5" (3.04m x 2.56m)

Central heating radiator.



Shower room

With WC and hand basin set in a vanity unit, shower enclosure and stainless steel towel rail.



Outside

A low maintenance designed frontage, with block paved gated drive to the side providing parking and access to the garage.

Garage 19' x 7'4" (5.78 x 2.23m)

Overall and currently with a central partition, powered remote access door, power and light lain on.

Rear

To the rear is an enclosed garden with 2 decking areas, lawn, outside tap and a garden shed.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

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