

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

22 Kingston Road, Carlton in Lindrick



- Two Bedroom Semi Detached
- Gas Central Heating, UPVC Double Glazing
- Garage

A Neat well-presented two bedroom semidetached home located with a residential location in a very popular village of Carlton in Lindrick, which benefits from a wide range of local amenities including local shops, junior school, church etc. the property may well suit first time or investor buyers. The accommodation in summary comprising: entrance hall, lounge, rear kitchen. There are 2 first floor bedrooms and family bathroom. A shared drive provides access to the rear garden and there are lawned gardens to the front and rear.

£120,000

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Entrance Hall

UPVC double glazed door.

Lounge 14'9" x 11'5" (4.49m x 3.48m)

Fitted Baxi Bermuda gas fire with fitted back boiler, coving to the ceiling and central heating radiator.



Kitchen 18' x 7'7" (5.48m x 2.31m)

Includes base, drawer and high level units finished in high gloss white with complimentary fitted work surfaces and inset sink with drainer and mixer tap, ceramic tiled floor and UPVC rear door.

Bathroom

Fully tiled wall, panelled aquaboard ceiling and inset lighting. White suite, WC and hand basin set in vanity unit, panelled bath with mixer shower and central heating radiator.



Bedroom One 11'3" x 8'1" (3.42m x 2.46m)

With fitted wardrobes and central heating radiator.



Bedroom Two 12'11" x 9' (3.93m x 2.74m)

With fitted wardrobes and central heating radiator.



Outside

Garden area to the front with shared gated access to the shared drive, access to the rear, detached garage and lawned garden.



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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