

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 105 Kiveton Lane, Todwick



- Sought After Location
- Extended Detached Bungalow
- 3/4 Bedroom, Family Bathroom and Shower Room
- Superb Well Stocked Gardens
- Double Drive and Double Garage

A spacious and versatile 3/4 bedroomed detached bungalow situated on a generous private plot within this sought after village location. The property has exceptional well stocked gardens to the front and rear and a gated driveway providing access to the double garage. The property has been previously extended and provides spacious living space throughout which includes entrance hall, front facing lounge, inner hall, fitted kitchen and utility room. There are three principle bedrooms a family bathroom and an additional fourth bedroom/sun lounge and a separate shower room. Early viewing is fully recommended to avoid disappointment.

**£355,000**

# 105 Kiveton Lane, Todwick S26 1HJ

## In Summary

### Entrance Hall 16'9" x 4'4" (5.10m x 1.32m)

With composite double glazed entrance door, laminate flooring and double internal door leading to the lounge.



### Lounge 15'3" x 14'10" (4.64m x 4.52m)

Feature fireplace, fitted surround, cast iron back with inset gas fire, coved ceiling and two ceiling roses. Square bay window overlooking the front garden.



### Inner Hall 13'6" x 10'6" (4.11m x 3.20m)

May be used as an office/hobby area, fitted cupboard housing the gas warm air central heating boiler.

### Kitchen 10'11" x 10'0" (3.32m x 3.04m)

Includes a range of fitted units in a cream finish including base, drawer and high level units with contrasting worksurfaces, inset sink unit with drainer and mixer tap. Built in double oven, built in gas hob and integrated dishwasher.



### Utility Room 8'2" x 5'40" (2.48m x 1.62m)

With built in sink, base units, fitted worktop, plumbing for an automatic washing machine and built in storage cupboards.

### Shower Room

With WC, hand basin, shower encloser and extractor fan.





**Rear Sun Lounge/Bedroom Four**  
**11'8" x 8'9" (3.55m x 2.66m)**

Coved ceiling, ceiling rose, wall mounted Baxi Brazillia gas heater and rear door to the garden.

**Master Bedroom 13'3" x 9'8" (4.03m x 2.94m)**

Built in mirror fronted wardrobes, coved ceiling and ceiling rose.



**Bedroom Two 10'7" x 9'11" (3.22m x 3.02m)**

Built in mirror fronted wardrobes and gas Baxi Brazillia heater.



**Bedroom Three 10'8" x 7'0" (3.25m x 2.36m)**

Built in double wardrobe.



**Bathroom**

Fully tiled with a white suite, pedestal hand basin, WC set in vanity unit, bidet, sunken bath, separate shower enclosure and built in storage cupboard.





## Outside

The property occupies a very pleasant generously sized plot with an attractive brick and wrought iron boundary wall. A pedestrian gate which gives access to a block paved pathway extending to the front patio area and around the side of the property. To the side is a gated driveway which is accessed via Wasteneys Road, The garden extends to the front, side, rear and are particularly well planned with a wide array of planted shrubs and borders featuring a rockery and mature trees. There is outside lighting and an outdoor tap.



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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