

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

1 The Close, Church Lane, Carlton in Lindrick



- Vacant Possession – No Onward Chain
- Charming Two Bedroom Stone Built Cottage
- Situate In This Sought After Village Location
- Ideal For First Time Buyers, Down Sizers or Investors

A charming and quirky two-bedroom stone-built cottage, believed to date from the 1700s, nestled in the historic heart of Carlton-in-Lindrick. The village offers a good range of local amenities and enjoys easy access to open countryside as well as convenient links to the A1, M1, and surrounding road network. Well presented throughout, the property displays a wealth of character features. The accommodation includes a welcoming living room with exposed beams, natural wood flooring, and a striking wooden fireplace. The well-equipped kitchen features a Belfast sink, integrated appliances, and a beamed ceiling, adding to the home's traditional cottage charm.

On the first floor, there are two double bedrooms and a well-appointed bathroom with a freestanding claw-foot bath, pedestal wash basin, and low-flush WC.

Offers Over £125,000

1 The Close, Church Lane, Carlton in Lindrick S81 9EH

Living Room – 13'7" x 11'6" (4.14m x 3.31m)

Accessed via a side-facing composite stable-style entrance door, living space includes double-glazed windows, a cast-iron style radiator, large under-stairs storage cupboard, natural wood flooring, exposed beams, and inset ceiling lights. The focal point of the room is a feature wooden fireplace with tiled hearth and inset. Staircase leads to the first floor.



Kitchen – 11'7" x 7'0" (3.53m x 2.13m)

A well-fitted kitchen with a range of base, drawer, and wall-mounted cupboards complemented by solid work surfaces incorporating a Belfast ceramic sink with mixer tap. Integrated appliances include an electric oven and four-ring gas hob with extractor above. There is plumbing for an automatic washing machine, extensive tiling/splashbacks, and a feature radiator.



First Floor Landing

With an over-stairs storage cupboard and doors leading to two bedrooms and the bathroom suite.

Bedroom One – 11'4" x 6'10" (3.45m x 2.08m)

Includes fitted wardrobes along one wall housing the wall-mounted combination central heating boiler, feature radiator, and double-glazed window.



Bedroom Two – 12'1" x 7'1" (3.68m x 2.16m)

With a central heating radiator and natural wood flooring.



Bathroom

Fitted with a freestanding claw-foot bath with shower mixer tap, pedestal wash basin, and low-flush WC. Partly tiled walls, ceramic tiled flooring, chrome towel radiator, and access hatch to the loft space.

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.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.