

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

10 Kipling Close, Worksop



- **Located in a Popular Residential Location**
 - **Corner Plot**
- **Substantial Three Bedroom Semi Detached**
 - **Recently Installed Shower Room**

A good sized three bedroom semi-detached family home located in a popular residential location within easy reach of a number of local amenities, school, Kilton golf course and open fields. The property in brief comprising entrance hall, lounge, good sized dining kitchen, there are three first floor bedrooms and a well fitted recently installed family shower room

£ 155,000

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Entrance Hall

With Upvc double glazed entrance door, central heating radiator, stairs to the first floor and under stairs store cupboard.



Lounge 12'9" x 12'5" (3.88m x 3.78m)

Inset ceiling lighting, fitted shelving to either side of the chimney breast and central heating radiator.



Dining Kitchen 18' x 9'2" (5.48m x 2.79m)

A good-sized open plan room which is fitted with a combination of base drawer and high-level cupboards, with complimentary fitted works surfaces with inset stainless steel sink unit with drainer and mixer tap, fitted stainless steel electric oven gas hob and fitted extractor fan, inset ceiling lighting, central heating radiator, Upvc double glazed side entrance door and Upvc double glazed double entrance doors to the rear.



On The First Floor

Landing

Bedroom One 12'7" x 9'10" (3.83m x 2.99m)

Central heating radiator and fitted ceiling fan.



Bedroom Two 11' x 9'4" (3.35m x 2.84m)

Central heating radiator and fitted ceiling fan.



Bedroom Three 8'9" x 7'4" Reduces to 5' (2.66m x 2.23m Reduces to 1.52m)

Central heating radiator and fitted ceiling fan.

Fitted Shower Room

Recently refitted with a white suite comprising low flush wand hand basin set in a vanity unit, shower with glazed screen, aqua board to the walls, fitted extractor fan and illuminated vanity mirror.



Outside

The property is located on a corner plot and has a lawn and gravelled area to the front and side, and a side gate providing access to the rear with lawn and covered decking area.

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.