



The Close Church Lane, Carlton-In-Lindrick Worksop S81 9EH

welcome to

The Close Church Lane, Carlton-In-Lindrick Workso

Offered for sale is this lovely TWO bedroom CHARACTER PROPERTY located in the village of Carlton-In-Lindrick, which offers local primary schools and village amenities such as shops, a local post office and a library, with excellent transport links to neighbouring villages and towns.



The Close, Church Lane Lounge

11' 11" x 13' 11" +stair recess (3.63m x 4.24m +stair recess)
X2 side facing double glazed windows either side, a central heating radiator.

Kitchen

11' 11" x 7' 11" (3.63m x 2.41m)
Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, undercounter fridge and freezer, integrated oven with gas hob and extractor fan above, tiled flooring, a central heating radiator, a side facing double glazed window and a rear facing double glazed window.

Bedroom One

7' 5" x 11' 11" (2.26m x 3.63m)
Double bedroom with X2 side facing double glazed windows to either side and a central heating radiator.

Bedroom Two

11' 11" x 7' 5" (3.63m x 2.26m)
Double bedroom with a front facing double glazed window, a central heating radiator, and cupboard housing the boiler.

Bathroom

Fitted with a three piece suite comprising a freestanding bath, WC, wash hand basin, heated towel rail, a central heating radiator and a side facing double glazed window.



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welcome to

The Close Church Lane, Carlton-In-Lindrick Workshop

- TWO BEDROOM CHARACTER PROPERTY
- SOUGHT AFTER VILLAGE LOCATION
- CONSERVATION AREA
- TRADITIONAL FEATURES THROUGHOUT
- EXCELLENT TRANSPORT LINKS

Tenure: Freehold EPC Rating: D
Council Tax Band: B

£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
WKS115492 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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