



The Square
Elmton, Worksop
Offers In The Region Of £350,000



PINEWOOD
PROPERTIES

Est. 2004

**** IDYLIC STONE COTTAGE IN RURAL ELMTON VILLAGE **** PINWOOD PROPERTIES ARE DELIGHTED TO OFFER THIS BEAUTIFUL STONE BUILT SEMI-DETACHED COTTAGE IN THE PICTURESQUE VILLAGE OF ELMTON, HAVING VIEWS OF THE CHURCH AND CLOSE TO OPEN COUNTRYSIDE AND MANY WALKS ON YOUR DOORSTEP.

* COTTAGE STYLE KITCHEN / DINING ROOM WITH WAMSLER CENTRAL HEATING STOVE

* DUAL ASPECT LOUNGE

* THREE BEDROOMS & FAMILY BATHROOM

* GENEROUS GARDENS TO THE REAR WITH SUMMER HOUSE

* PRIVATE DRIVEWAY AND GARAGE

VIRTUAL VIEWING AVAILABLE

PLEASE CALL PINWOOD PROPERTIES FOR A VIEWING OR MORE INFORMATION

- Idyllic Village Location
- Semi Detached
- Double Glazed
- Summer House
- Ample Off Road Parking
- Stone Built
- Original Features
- Large Rear Garden
- Garage
- Church Views

ACCOMMODATION

Entrance is gained through the rear door into the;

PORCH

Having a tiled ceramic floor, upvc double glazed windows viewing to the rear of the property, an apex roof and a wooden double glazed door opening to the;

DINING KITCHEN

16'11" x 9'8" reducing to 6'9" (5.18m x 2.96m reducing to 2.07m)

The focal point of this homely cottage kitchen is the Wamsler Central Heating Cooker Stove with large oven and hot plate and set in an alcove with feature exposed wooden lintel. The Kitchen area has units in an oak effect above and below area's of easy clean roll top work surfaces inset to which is a composite sink with chrome mixer tap. There is a Lamona four ring gas hob which runs off bottled gas, an electric single oven, oak effect laminate flooring, tiling to splash back areas, exposed beams to the ceiling and two upvc double glazed windows viewing to the front of the property. To the Dining area is a quarry tiled floor, seating in the window reveal with a upvc double glazed window viewing to the rear, a door to the Pantry, further exposed beams to the ceiling, a telephone point and a door leading through to the;

LOUNGE

16'2" x 12'5" (4.94m x 3.80m)

Being dual aspect, this room has upvc double glazed windows viewing to both the front and rear of the property and also benefits from having two central heating radiators, built-in cupboards, a television unit with aerial point and display cabinet, panelling to the walls and picture rail, exposed beams to the ceiling and a door to the stairs giving access to the first floor accommodation.

LANDING

Having access to the loft space, a upvc double glazed window viewing to the front of the property and doors leading to;

BEDROOM ONE

10'7" reducing to 6'11" x 10'9" (3.25m reducing to 2.12m x 3.28m)

Being 'L' shaped and having a range of fitted bedroom furniture in cream, a central heating radiator, an exposed wooden lintel above the upvc double glazed window viewing to the front of the property.

BEDROOM TWO

10'9" x 6'11" (3.30m x 2.13m)

Having a central heating radiator, a television aerial and telephone point, a built-in wardrobe and an exposed wooden lintel above the upvc double glazed window viewing to the front of the property.

BEDROOM THREE

9'9" x 5'8" (2.98m x 1.75m)

Having a central heating radiator, a television aerial point, a built-in wardrobe and an exposed wooden lintel above the upvc double glazed window viewing to the rear of the property.

BATHROOM

12'7" x 5'8" (3.85m x 1.73m)

Being half tiled and fitted with a suite comprising of a bath, pedestal wash hand basin, low flush toilet and shower cubicle with thermostatic mixer valve shower. Also fitted is a central heating radiator, a built-in storage cupboard, spot lights to the ceiling, dado rail to the wall and an exposed wooden lintel above the upvc double glazed window viewing to the rear of the property.

OUTSIDE

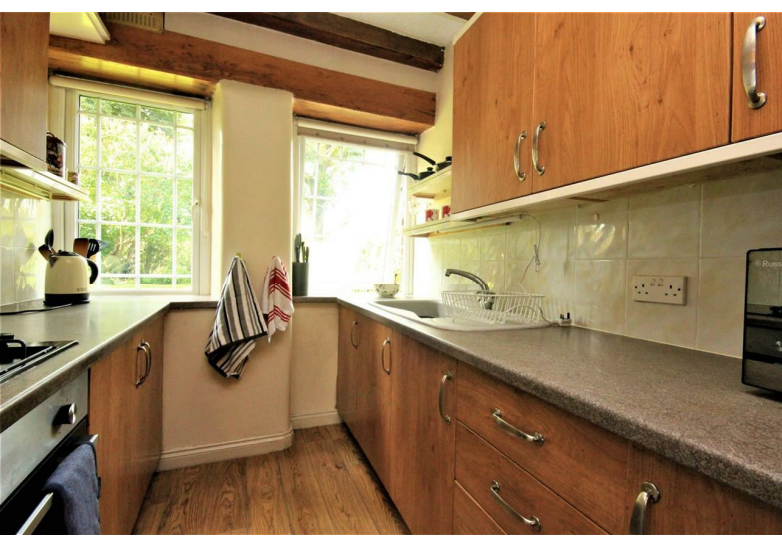
To the front of the property is a lawned garden set to mature trees and shrubs, there's an outside tap and outside lighting. The private driveway provides off road parking for three vehicles and leads to the garage that has double doors to the front and a courtesy door and window opening/viewing to the rear of the property. Within the garage is lighting, power, a sink and plumbing for an automatic washing machine. To the side of the property is a wooden gate that gives access to the side and rear.

To the rear of the property is a tranquil country cottage style garden with extensive, fully enclosed lawned gardens set to mature trees and shrubs and offering a natural pond, a vegetable patch, green house, garden shed, bike store and a beautiful Summer House having electric heating, power and lighting within offering quiet sanctuary in an idyllic setting.

OTHER INFORMATION

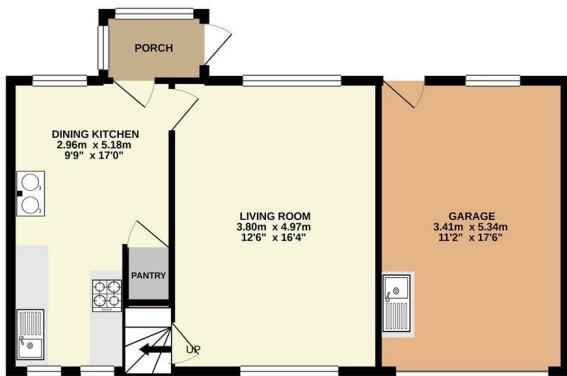
The Tenure of this property is Freehold.

The Council Tax Band is 'C'

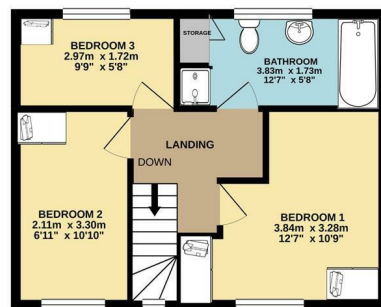


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			33
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR
56.7 sq.m. (610 sq.ft.) approx.

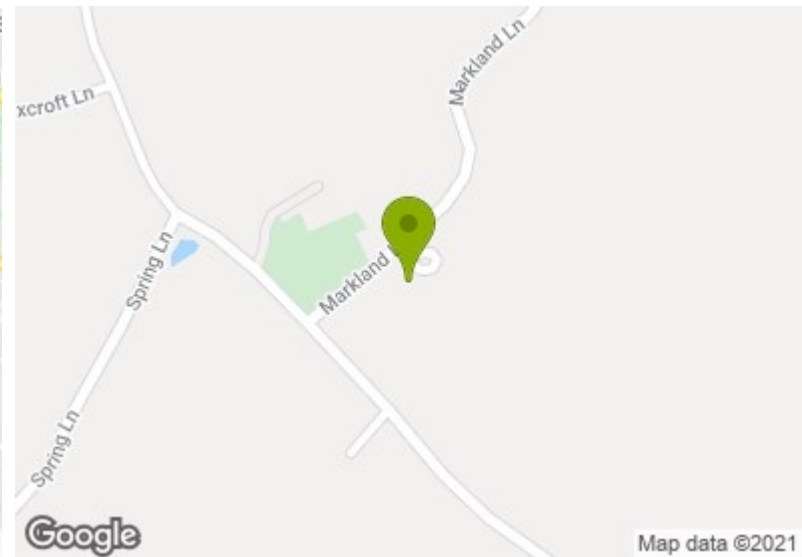


1ST FLOOR
36.1 sq.m. (388 sq.ft.) approx.



TOTAL FLOOR AREA: 92.8 sq.m. (999 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

GENERAL - Whilst Pinewood Property Estates endeavour to make our sales particulars accurate they do not constitute or form part of an offer or any contract and none are to be relied upon as statements of representation or fact. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact Pinewood Properties, especially if you are travelling some distance to view.

SERVICES, SYSTEMS AND APPLIANCES listed in this advertisement have not been tested by Pinewood Property Estates and no guarantee as to their operating ability or efficiency is given. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

MEASUREMENTS have been taken as a guide to prospective buyers only, and are not precise. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

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 will be no delay in agreeing the sale.

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