

PINEWOOD



Mill Lane, Whitwell, Worksop, Nottinghamshire S80 4SE

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Offers In The Region Of £175,000



Welcome to this charming semi-detached house located on Mill Lane in the picturesque village of Whitwell, Worksop. This property boasts two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms all having storage, there is ample space for the whole family to unwind and rest comfortably.

One bathroom with separate WC ensures convenience for all residents, while the addition of a conservatory brings a touch of elegance to the home. Imagine enjoying your morning coffee in this sunlit space or using it as a tranquil reading nook or whipping up those lovely meals in the practical kitchen while entertaining in the dining room.

Parking will never be an issue with space for up to four vehicles, making hosting gatherings or having visitors a breeze. The enclosed rear garden offers privacy and a safe area for children or pets to play outdoors.

Don't miss the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the warmth and comfort this house has to offer.

- THREE BEDROOM SEMI-DETACHED
- TWO RECEPTION ROOMS
- SPACIOUS KITCHEN
- BATHROOM WITH SEPARATE WC
- NO UPWARD CHAIN
- DRIVEWAY AND GARAGE
- CONSERVATORY
- ALL BEDROOMS WITH FITTED STORAGE
- DOUBLE GLAZED & GAS CENTRAL HEATING
- FREEHOLD - COUNCIL TAX BAND: B

Entrance Hall

A spacious entrance hall with integrated storage for cloaks and access to the ground floor WC.

Ground Floor WC

Modern and fully tiled with a side aspect window with opaque glass, a vanity style sink with a monoblock mixer tap, with a close coupled WC, a towel radiator and fully tiled floor.

Lounge

12'6" x 11'2" (3.83 x 3.42)

A front aspect, double glazed bow window, a feature electric fire and surround, a central heating radiator and a fitted carpet. A lovely feature of this room is the glass door shelving that peers through to the dining room.

Dining Room

9'9" x 8'11" (2.98 x 2.74)

With a sliding door through to the kitchen and a window and door through to the conservatory, with a central heating radiator and fitted carpet.

Conservatory

7'6" x 7'4" (2.30 x 2.25)

Double glazed units with fitted blinds build on a dwarf wall with a mono pitch heatshield style roof and double doors that open through to the rear garden.

Kitchen

10'9" x 8'2" (3.28 x 2.51)

A very practical and spacious kitchen with a good selection of base and eye level units along with plenty of worktop with tiled splash backs, composite style sink and drainer, under counter washing machine, a fridge and a gas cooker. The kitchen benefits from some storage behind the stairs, a central heating radiator and fitted carpet.

Utility

With access to the side of the property and is home to the combination boiler.

Bedroom One

12'9" x 10'5" (3.89 x 3.20)

A spacious double bedroom to the front aspect with double glazed window, fitted wardrobes, wall mounted lighting, a central heating radiator and carpet.

Bedroom Two

12'2" x 10'4" (3.73 x 3.16)

Fitted storage and dressing table, a double glazed window, a fitted carpet and a central heating radiator.

Bedroom Three

8'0" x 12'1" (2.45 x 3.69)

Reducing to (1.45) To the front aspect with fitted storage that could be used as a home office or dressing room, a side aspect window, storage over the stairs, a central heating radiator and fitted carpet.



GROUND FLOOR
85.6 sq.m. (899 sq ft) approx.



GROUND FLOOR
38.3 sq.m. (412 sq ft) approx.



TOTAL FLOOR AREA: 94.9 sq.m. (1021 sq ft) approx.

Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of plots, sections, areas 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 quantity or efficiency can be given.
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Bathroom

Fully tiled, having a bath with an electric shower over and screen, pedestal wash basin and vinyl flooring.

WC

Fully tiled with a double glazed window, low flush WC and vinyl flooring.

Outside

Has a drive and access to a detached garage with an up and over door. A dwarf wall and planting beds to the front aspect. The rear has patio stones, a lawn area, a green house and a free standing shed.

Garage

A concrete panel garage with pitched roof and up and over door.

Disclaimer

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.



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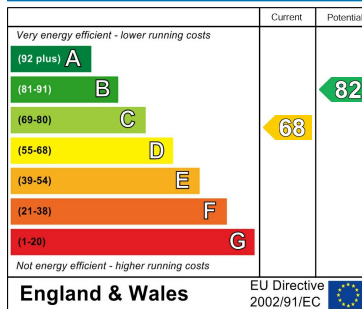
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FIXTURES AND FITTINGS may be mentioned in the advertisement but all these may not be included in the sale and are to be agreed with the seller.

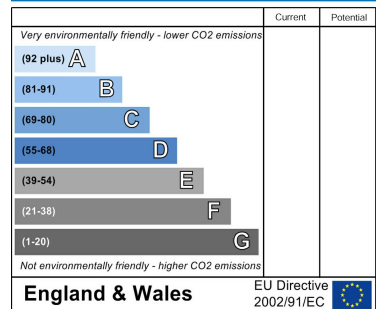
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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Mansfield, NG1
01623 621001

Clowne branch
26 Mill Street,
Clowne, S43 4JN
01246 810519

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Clay Cross, S45 9JE
01246 251194

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33 Holywell Street,
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