



5 Granary Court, Carlton In Lindrick, Worksop, South Yorkshire, S81 9JZ

Price Guide £400,000

**** GUIDE PRICE £400,000 - £425,000 **** The rare opportunity has arisen to purchase this large executive stone detached Bungalow with En-suite facilities and Dressing area to the Master Bedroom. Spacious Dining Kitchen plus a separate Dining Room and large Lounge. Also includes a Study and Utility Room plus a single detached Garage . Garden to the side and rear. Double Glazed and Gas Central Heating . Positioned upon a very desirable cul-de-sac within walking distance to amenities of Carlton-in-Lindrick. There is the option for separate negotiation to rent the rear Paddock.

To book a viewing please call Merryweathers

ENTRANCE HALL

With a front facing external door. The welcoming entrance hall provides access to the lounge and dining room as well as having a door to the inner hall that provides further access to the bedrooms and bathroom.

LOUNGE 22'8" x 15'3" (6.93m x 4.66m)



A fabulous family sized lounge with stone feature fire place and inset living flame gas fire, three double windows and a radiator.

DINING KITCHEN 21'3" x 12'9" (6.50m x 3.90m)



With rear and side facing windows. An array of fitted base and wall mounted units incorporating a sink and drainer unit, four ring gas hob and double electric oven, and integrated dish washer. The dining area has a radiator and a bi-fold door to a further dining room. The kitchen area has a door to the side entrance hall.

DINING ROOM 11'7" x 8'11" (3.54m x 2.74m)



With a rear facing double glazed window and a radiator.

SIDE ENTRANCE HALL

With a side facing external door, doors to the study and utility room.

STUDY



With a side facing window and a radiator.

UTILITY ROOM



With fitted base units incorporating a sink bowl and drainer and plumbing for a washing machine.

INNER HALL

A range of fitted wardrobes and doors leading to all bedrooms and the bathroom.

MASTER BEDROOM 11'8" x 10'10" (3.56m x 3.32m)



With rear and side facing double glazed windows this spacious bedroom has a dressing area with further built-in wardrobes and a door to the en-suite shower room.

EN-SUITE SHOWER ROOM

With a walk-in shower cubicle, low flush WC and a fitted vanity table incorporating a hand wash basin and a radiator.

BEDROOM TWO 9'6" x 8'5" (2.90m x 2.57m)

With rear facing double glazed window and radiator.

BEDROOM THREE 11'7" x 8'3" (3.55m x 2.54m)

With a front facing double glazed window, radiator and a built-in double wardrobe.

FAMILY BATHROOM



With a suite consisting of a rectangular bath, low flush WC and a pedestal hand wash basin, tiles to the walls, radiator and two obscure double glazed windows.

OUTSIDE



The property is positioned upon a private corner plot with driveway to the front that provides access to the single detached garage, there are garden areas to the side and rear. The rear garden overlooks fields. There is also the option for separate negotiations to rent the rear paddock.

Material Information

Council Tax Band E

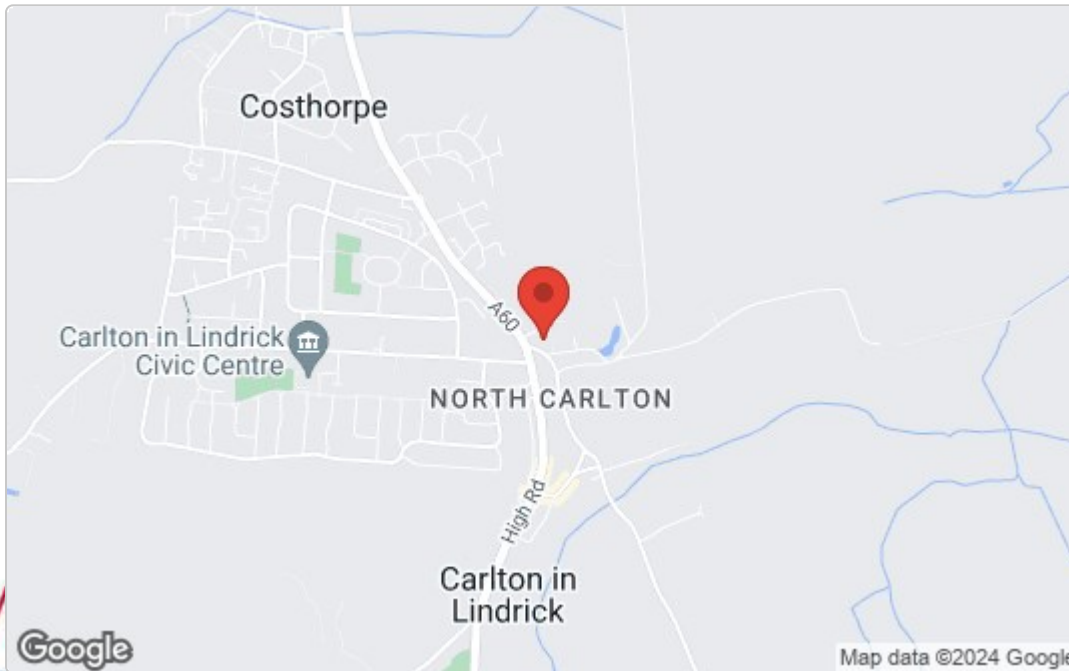
EPC Rating D

FREEHOLD

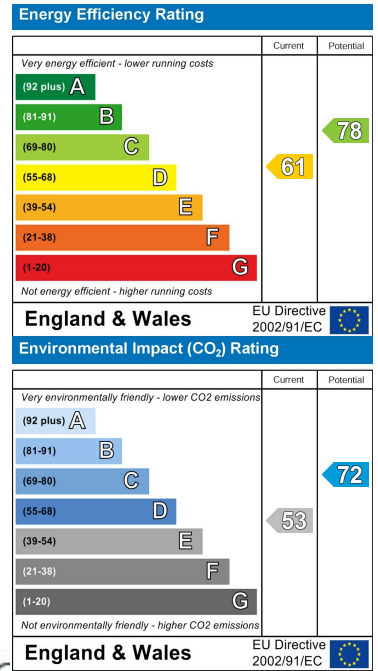
Floor Plan



Area Map



Energy Efficiency Graph



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