



Kendra  
Jacob



## 7 MARKHAM ROAD WORKSOP, S81 9SW

£200,000  
FREEHOLD

This extended four-bedroom semi-detached family home is situated in the popular village of Langold, close to local schools, shops, bus routes, and the picturesque Langold Lake. The property offers spacious and versatile living accommodation throughout, making it an ideal choice for first-time buyers and growing families alike. In brief the property welcomes you; entrance porch, entrance hall, a well portioned living room, extended playroom, kitchen with integrated appliances and extended utility room to the ground floor. To the first floor are four generously sized bedrooms and a modern shower suite, offering comfortable family living. Exterior: Externally, the property boasts an extensive rear garden featuring areas of lawn and composite decking, providing ample space for outdoor entertaining and relaxation.

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# 7 MARKHAM ROAD

- EXTENDED SEMI-DETACHED • FOUR BEDROOMS • UTILITY ROOM • PLAYROOM • OFF ROAD PARKING • WELL PRESENTED THROUGHOUT • EXTENSIVE REAR GARDEN • IDEAL FOR FIRST TIME BUYERS • VILLAGE LOCATION



## ENTRANCE PORCH

With a front facing Upvc entrance door, side facing double glazed windows, power points and laminate flooring.

## ENTRANCE HALL

With a front facing Upvc entrance door, laminate flooring and stairs leading to the first floor accommodation.

## LIVING ROOM

A well-proportioned living room featuring a front-facing bow window that allows plenty of natural light, TV point, multiple power points, and a central heating radiator. The room also benefits from direct access to the adjoining playroom, enhancing the flow and versatility of the living space.

## EXTENDED PLAYROOM

With rear facing double glazed French doors opening on to the garden. TV point, power points and central heating radiator.

## KITCHEN/DINER

Fitted with a range of wall and base units complemented by work surfaces incorporating a composite sink and drainer. Integrated appliances include a dishwasher, fridge, freezer, induction hob, and electric oven. The kitchen is finished with tiled splashbacks, laminate flooring, a central heating radiator, and a front-facing double-glazed window providing plenty of natural light.

## UTILITY ROOM

With work surfaces, wall mounted boiler, plumbing for a washing machine, power points, laminate flooring, rear

facing double glazed window and rear facing Upvc door giving access.

## FIRST FLOOR-LANDING

With loft access.

## BEDROOM ONE

With a front facing double glazed window, built in wardrobes to one side of the wall, power points, laminate flooring and a central heating radiator.

## BEDROOM TWO

With a front facing double glazed window, built in storage cupboard, power points and a central heating radiator.

## BEDROOM THREE

With a rear facing double glazed window, central heating radiator and power points.

## BEDROOM FOUR

With a rear facing double glazed window, power points, central heating radiator, laminate flooring and built in wardrobes to one side of the wall with shelving.

## SHOWER ROOM

A beautifully appointed three-piece suite comprising a spacious walk-in shower, contemporary wash hand basin with vanity unit, and a low-flush W/C. The room also features a chrome heated towel radiator, extractor fan, stylish shower wall panels, and a side-facing double-glazed obscure window providing natural light and privacy.

## EXTERNAL

To the outside of the property is a driveway providing

off-road parking, with secure gated access leading to an extensive rear garden. The garden features areas of laid lawn, artificial lawn, and composite decking, offering a variety of outdoor spaces for relaxation and play. A wooden seating canopy, as well as a swing and slide set, are included.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 1124.50 sq ft

**Tenure** – Freehold



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%



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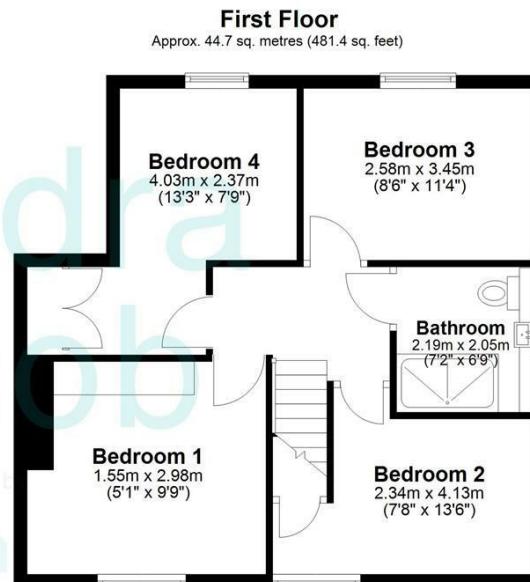
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Total area: approx. 104.5 sq. metres (1124.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

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