



22 LAMPMAN WAY WORKSOP, S81 9GB

£225,000
FREEHOLD

****GUIDE PRICE £225,000-£230,000****

This exceptional three-bedroom semi-detached residence is impeccably presented and finished to a superior standard, offering elegant and contemporary living throughout. Nestled within the highly sought-after village of Costhorpe, the property enjoys idyllic countryside walks quite literally on the doorstep, while remaining within easy reach of local shops, well-regarded schools, and a range of everyday amenities. Upon entering, you are welcomed by a beautifully appointed entrance hall featuring stylish stone-effect flooring, which flows effortlessly into a sleek, modern kitchen fitted with high-quality integrated appliances. Double-glazed French doors open out onto the landscaped rear garden, creating a seamless connection between indoor and outdoor living. The generous living room is bathed in natural light, courtesy of dual-aspect windows, providing a bright yet relaxing space. A contemporary downstairs WC completes the ground floor. To the first floor, a well-appointed family bathroom serves three beautifully proportioned bedrooms, including an impressive principal suite featuring fitted wardrobes and a refined en-suite. Externally, the property continues to impress with a thoughtfully landscaped rear garden, predominantly laid to lawn with a stylish paved patio area, perfect for al fresco dining and entertaining. The home further benefits from off-road parking for two vehicles.

**Kendra
Jacob**

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22 LAMPMAN WAY

• THREE GOOD SIZED BEDROOMS • MODERN BATHROOM SUITES • FITTED WARDROBES AND ENSUITE TO MASTER BEDROOM • HIGH FINISH AND BEAUTIFULLY PRESENTED THROUGHOUT • DOWNSTAIRS WC • OFF ROAD PARKING FOR TWO CARS • DANUM HOMES BUILD • SURROUNDED BY COUNTRYSIDE WALKS AND A PLAYFIELD



ENTRANCE HALL

An elegant and inviting entrance hall sets the tone for the home, accessed via a stylish front-facing composite door. Finished with premium stone-effect flooring that flows seamlessly into the kitchen, this space also features a central heating radiator, power points, and a staircase rising to the first floor.

KITCHEN/DINER

A stunning, modern kitchen designed with both style and functionality in mind. Featuring a comprehensive range of high-quality wall and base units with ambient under-cabinet lighting and sleek work surfaces incorporating a stainless steel sink with mixer tap. Integrated appliances include a dishwasher, fridge freezer, washing machine, microwave, induction hob with electric oven, and a contemporary stainless steel extractor hood. The space is finished with elegant stone-effect tiled flooring and offers a central heating radiator, TV point, power points, and a useful under-stairs storage cupboard. Double-glazed French doors open onto the landscaped rear garden, flooding the space with natural light and creating the perfect setting for both everyday living and entertaining.

DOWNSTAIRS WC

Comprising a low-flush WC and wash hand vanity unit, complemented by a chrome towel radiator and wall-mounted LED mirror. There is a front-facing double-glazed obscure window and extractor fan. Finished with partial wall tiling and stylish herringbone flooring.

LIVING ROOM

A beautifully proportioned living room benefiting from dual-aspect windows to the front and rear, allowing light to pour in throughout the day. This bright and airy space provides a perfect retreat, complete with central heating radiator, TV point, and multiple power points.

FIRST FLOOR-LANDING

A light-filled landing with a rear-facing double-glazed window, central heating radiator, and power points, providing access to three well-appointed bedrooms and a stylish family bathroom.

BEDROOM ONE

An impressive and generously sized double bedroom enjoying uninterrupted views over a playing field via a front-facing double-glazed window. The room features bespoke fitted wardrobes with sliding doors, a central heating radiator, TV point, and ample power points. Access to the loft, which has been fully boarded and remains under warranty, offers excellent additional storage. A private door leads into the ensuite.

ENSUITE

A sleek and contemporary suite comprising a walk-in shower enclosure, vanity wash hand basin, and low-flush WC. Finished with a chrome towel radiator and extractor fan.

BEDROOM TWO

A spacious double bedroom enjoying an open aspect over the playing field through a front-facing double-glazed

window. The room is well-presented and versatile, featuring a central heating radiator, TV point, and power points.

BEDROOM THREE

A well-proportioned bedroom overlooking the rear garden through a double-glazed window. Enhanced with decorative wall panelling, alongside a central heating radiator and power points.

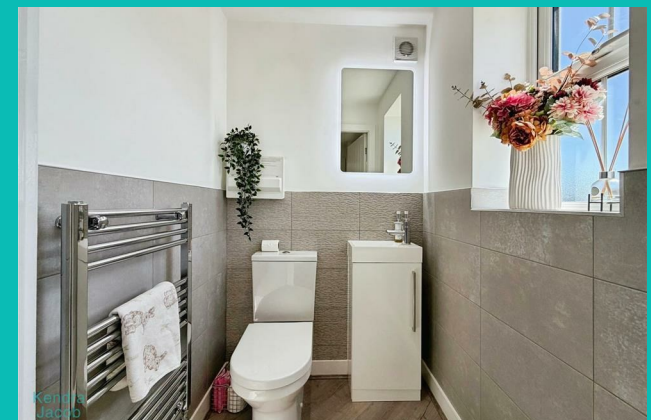
FAMILY BATHROOM

A beautifully finished modern bathroom featuring a panelled bath with shower over, a sleek vanity wash hand basin, and a low-flush WC. Complemented by partial tiling, a chrome towel radiator, and a rear-facing obscure double-glazed window.

EXTERNAL

To the front, the home is approached via a neatly maintained lawned garden and benefits from allocated off-road parking for two vehicles, offering ease and convenience from the outset. To the rear, the property boasts an attractive landscaped and fully enclosed garden, thoughtfully designed to create an inviting outdoor retreat. Predominantly laid to lawn and complemented by a stylish paved patio, the space is ideal for both relaxed outdoor living and sophisticated entertaining. Further benefits include well-defined fenced boundaries, an external water tap, outdoor power points, and discreet side gated access, enhancing both practicality and convenience.

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ADDITIONAL INFORMATION

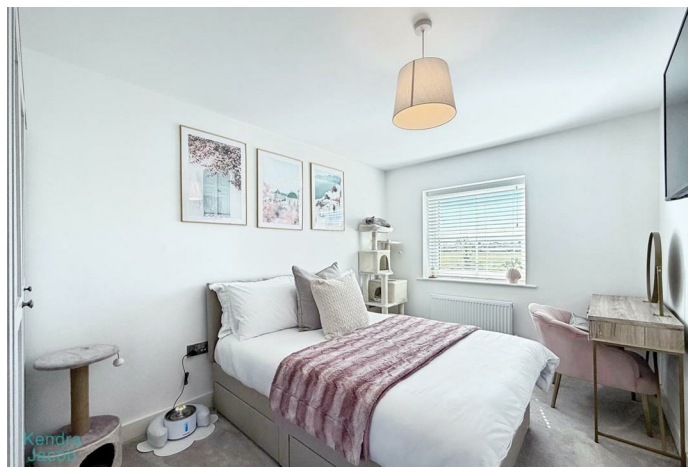
Local Authority – Bassetlaw

Council Tax – Band B

Viewings – By Appointment Only

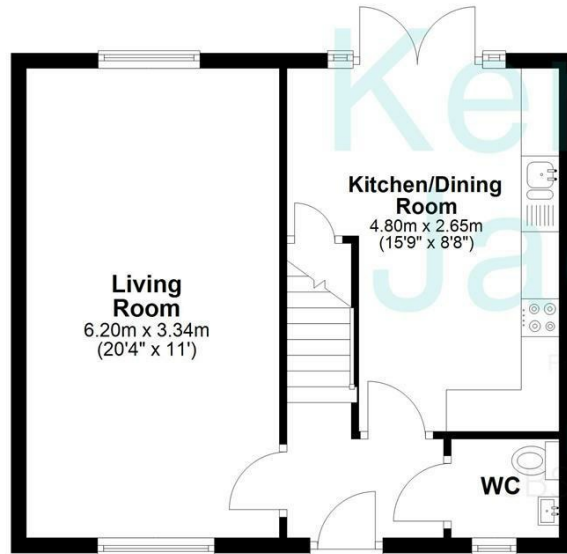
Floor Area – 952.30 sq ft

Tenure – Freehold



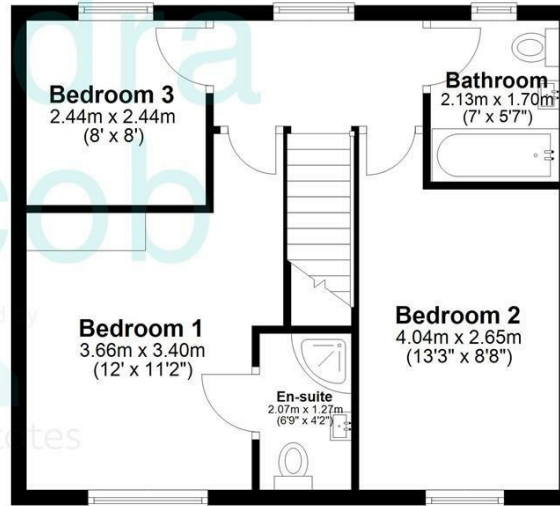
Ground Floor

Approx. 44.2 sq. metres (475.2 sq. feet)



First Floor

Approx. 44.3 sq. metres (477.1 sq. feet)



Total area: approx. 88.5 sq. metres (952.3 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		95
(81-91) B	84	
(69-80) C		
(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

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