



12 MANOR GROVE WORKSOP, S80 3QU

£180,000
FREEHOLD

A beautifully presented two-bedroom home occupying a superb corner position within a quiet cul-de-sac. The property offers a spacious living room, modern kitchen/diner with French doors opening onto the garden, two well-proportioned bedrooms and a contemporary family bathroom with the added benefit of underfloor heating.

Externally, the property benefits from a generous driveway providing parking for several vehicles, while the impressive south-facing enclosed rear garden features a lawn, decking, bar area and sunken seating area, making it ideal for entertaining and enjoying the sunshine. A stylish and versatile home that is ready to move into and must be viewed to be fully appreciated.

**Kendra
Jacob**

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12 MANOR GROVE

- Stylish and spacious semi-detached home in a quiet cul-de-sac.
- Bright and welcoming entrance hallway with contemporary flooring.
- Generous living room with feature decorative fireplace.
- Modern kitchen/diner with ample storage and fitted appliances.
- French doors opening from the dining area onto the rear garden.
- Two well-proportioned bedrooms, including a spacious master bedroom.
- Versatile second bedroom currently used as a dressing room and study.
- Contemporary family bathroom with underfloor heating.
- Excellent driveway parking for several vehicles.
- Impressive enclosed south facing rear garden with decking, bar and entertaining areas.



ENTRANCE HALLWAY

A welcoming entrance hallway featuring a stylish front-facing UPVC double-glazed entrance door, creating an inviting first impression. The hallway benefits from a staircase rising to the first-floor landing, side-facing UPVC double-glazed window, central heating radiator and contemporary laminate wood-effect flooring. A door leads through to the spacious living room.

LIVING ROOM

A bright and generously proportioned living room, beautifully presented with a front-facing UPVC double-glazed window allowing plenty of natural light. The room features a contemporary dado rail, central heating radiator, attractive laminate wood-effect flooring and a decorative fireplace with a marble hearth and surround. A door leads directly into the kitchen/diner, creating a practical flow between the principal living spaces.

KITCHEN DINER

The stylish kitchen is fitted with a comprehensive range of contemporary wall and base units, complemented by contrasting work surfaces incorporating a stainless-steel sink and mixer tap. Integrated appliances include an electric oven and ceramic hob with extractor fan above. There is also space for a freestanding washing machine, discreetly positioned behind matching cupboard fronts, together with space for a freestanding fridge freezer. The kitchen benefits from tiled walls, modern ceiling downlighting and laminate wood-effect flooring, which continues seamlessly into the dining area.

The dining area is a bright and versatile space, featuring rear-facing UPVC double-glazed French doors opening directly onto the attractive rear garden. There is also a central heating radiator and partially tiled walls, making this an ideal space for both everyday dining and entertaining.

FIRST FLOOR LANDING

The first-floor landing provides access to two bedrooms and the family bathroom, together with a useful loft access hatch. The loft space houses the wall-mounted combination central heating boiler.

MASTER BEDROOM

A spacious and beautifully presented master bedroom featuring two front-facing UPVC double-glazed windows, creating a bright and airy atmosphere. The room is finished with a central heating radiator and stylish laminate wood-effect flooring.

BEDROOM TWO

A well-proportioned second bedroom, currently utilised as a stylish dressing room and study, offering excellent versatility depending on the new owner's requirements. The room benefits from a rear-facing UPVC double-glazed window, central heating radiator and laminate wood-effect flooring.

BATHROOM SUITE

A contemporary and luxurious bathroom suite comprising a panelled bath, separate walk-in corner shower enclosure with a mains-fed waterfall shower and additional shower attachment, modern vanity wash hand basin and low-flush

WC.

The room is finished to a high standard with attractive luxury wall and floor tiling with underfloor heating, chrome heated towel radiator, ceiling downlighting, electric extractor fan and a rear-facing obscure UPVC double-glazed window, providing natural light whilst maintaining privacy.

EXTERIOR

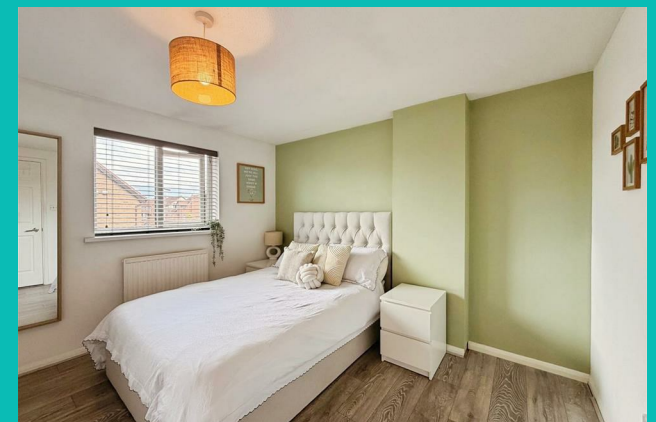
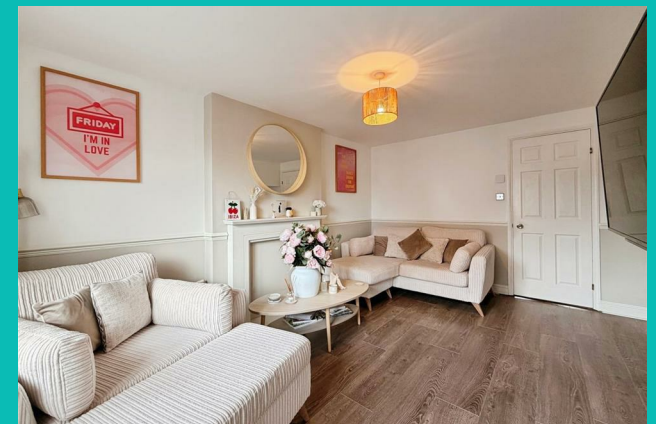
Occupying an enviable position tucked away in the corner of a quiet cul-de-sac, the property enjoys an attractive plot with excellent external space.

To the front is an open-plan garden and driveway providing off-road parking for several vehicles, together with gated side access leading to the rear garden.

The impressive enclosed south facing rear garden has been thoughtfully designed with entertaining and outdoor living in mind. The garden features a lawned area, dedicated bar area, raised decking with seating and a sunken seating area, providing a variety of spaces for relaxing, entertaining and enjoying outdoor dining.

Additional features external lighting and an outside water tap, making this a particularly appealing garden for both summer gatherings and everyday family use.

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ADDITIONAL INFORMATION

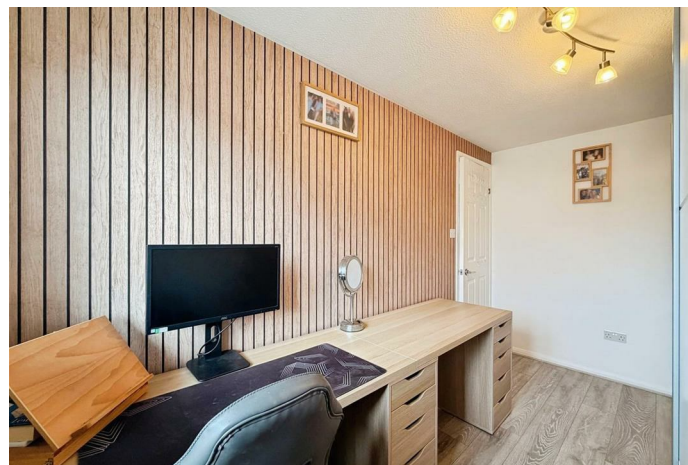
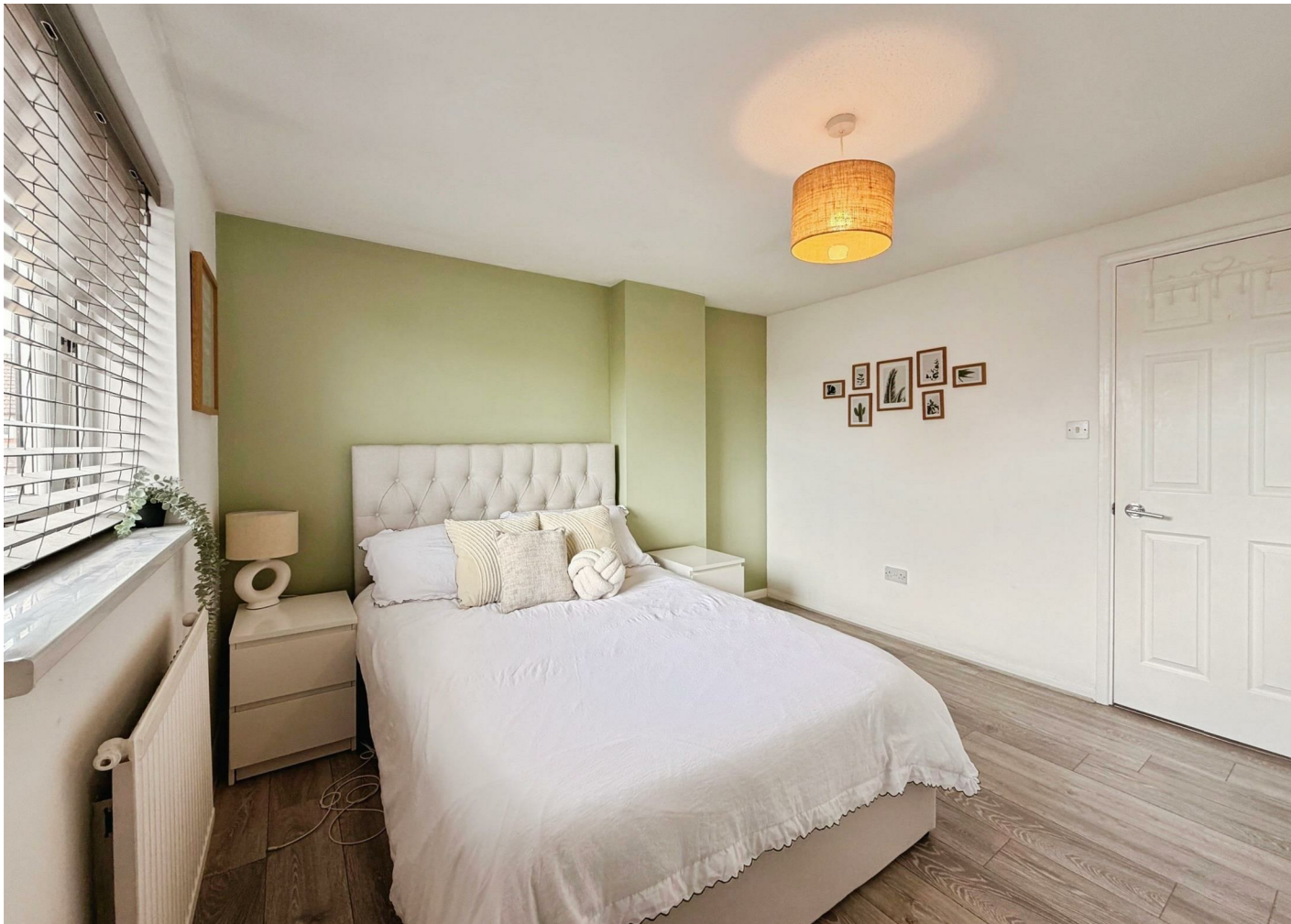
Local Authority – Bassetlaw

Council Tax – Band B

Viewings – By Appointment Only

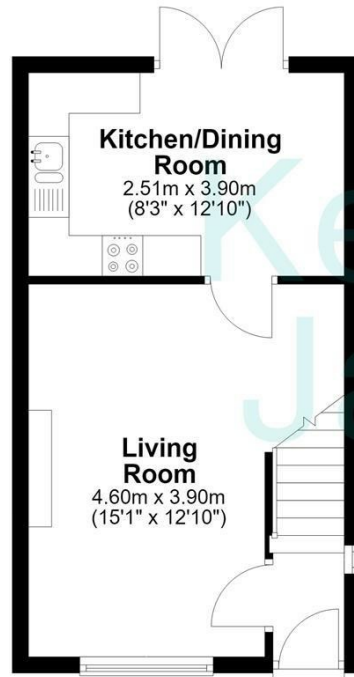
Floor Area – 606.70 sq ft

Tenure – Freehold



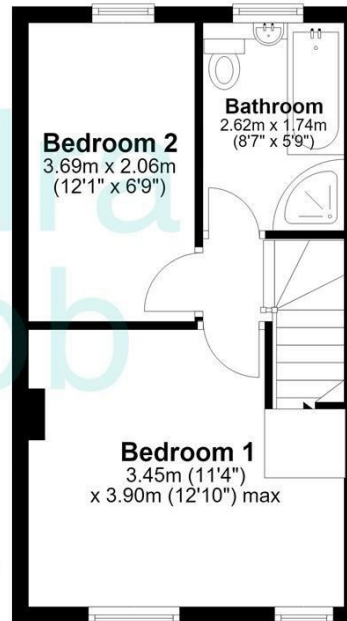
Ground Floor

Approx. 28.1 sq. metres (302.5 sq. feet)



First Floor

Approx. 28.3 sq. metres (304.2 sq. feet)



Total area: approx. 56.4 sq. metres (606.7 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		87
(81-91) B		
(69-80) C	73	
(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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