



## **Moffat House Church Lane, Carlton In Lindrick, Worksop S81 9EG**

**Guide price £575,000**

Guide Price £575,000 - £600,000

Moffat House is a well-presented three bedroom detached home set within a generous and mature plot in the highly desirable area of Old Carlton in Lindrick, enjoying open views to the front. Offering spacious and flexible accommodation, the property features multiple reception rooms, a recently fitted modern kitchen, a utility room with ground floor shower room, and contemporary four-piece bathroom accommodation. Externally, the home benefits from an impressive rear garden, driveway parking and an integral garage.

Offered to the market with no onward chain, Moffat House represents a rare opportunity to acquire a substantial family home in one of the village's most desirable areas.

- Three Bedroom Detached House
- No Onward Chain
- Sought-After Village Location – Carlton in Lindrick
- Generous And Mature Plot
- Two Reception Rooms With Multi-Flue Burner Plus Conservatory
- Modern Kitchen With Utility Room
- Ground Floor Shower Room
- Large Attached Garage With Additional WC
- Driveway Parking

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## Ground Floor

### Entrance Hall

A welcoming entrance hall providing access to the principal ground floor accommodation. Centrally positioned, it offers a practical and natural flow through the home.

### Living Room

A spacious reception room ideal for everyday family living, offering comfortable proportions, good natural light and featuring a multi-fuel burner as a focal point.

### Conservatory

A particular highlight of the property, the spacious conservatory with a solid roof enjoys panoramic views over the rear garden and provides an excellent additional living or dining area. With sliding doors opening directly onto the garden, this is an ideal space for entertaining or relaxing throughout the year.

### Second Lounge

A second reception room providing flexible additional living space, suitable for formal entertaining, a snug or home office if required, and also benefitting from a multi-fuel burner, creating a warm and inviting atmosphere.

### Kitchen

The recently fitted modern kitchen is finished with contemporary wall and base units complemented by coordinating work surfaces. The kitchen includes an integrated fridge freezer and dishwasher, along with an induction hob with extractor above, and has been designed with practicality and everyday living in mind, providing ample storage and preparation space.

### Utility Room

The utility room benefits from plumbing for a washing machine, space for a tumble dryer, and a door leading directly out to the rear garden, making it ideal for busy households and day-to-day practicality.

### Downstairs Shower Room

The shower room is fitted with a shower enclosure, wash hand basin and WC, providing convenient facilities for guests or family use.

## First Floor

### Master Bedroom

A generous double bedroom benefitting from fitted wardrobes and enjoying a dual aspect, allowing excellent levels of natural light. The room also benefits from an ensuite shower room, creating a comfortable and private principal suite.

### Ensuite

The ensuite shower room, fitted with a vanity wash hand basin with storage, low flush WC and enclosed shower, creating a comfortable and private principal suite.

### Bedroom Two

A well-proportioned double bedroom featuring fitted sliding wardrobes and a window overlooking the rear elevation, providing comfortable and well-presented accommodation for family members or guests.

### Bedroom Three

A further double bedroom enjoying a window overlooking the front elevation with far sweeping views, making it a bright and pleasant room suitable for family use, guests or a home office.

### Family Bathroom

A well-appointed modern four-piece family bathroom fitted with a contemporary suite comprising a panelled bath, separate enclosed shower, vanity wash hand basin with storage and low flush WC. Finished with modern tiling and fittings, the bathroom provides a stylish and practical space for family use.

## Outside

### Rear Garden

The property occupies a generous and mature plot, with a particularly impressive rear garden that is predominantly laid to lawn and framed by well-established planting and hedging, providing a high degree of privacy. The garden offers excellent space for outdoor entertaining, family use and gardening, with defined areas that make it both practical and visually appealing. From the rear garden there are attractive views towards the picturesque Carlton in Lindrick church, adding to the charm and character of the setting.

The garden enjoys a pleasant outlook from the rear of the property and benefits from direct access from both the conservatory and utility room, making it ideal for day-to-day family living and summer entertaining.

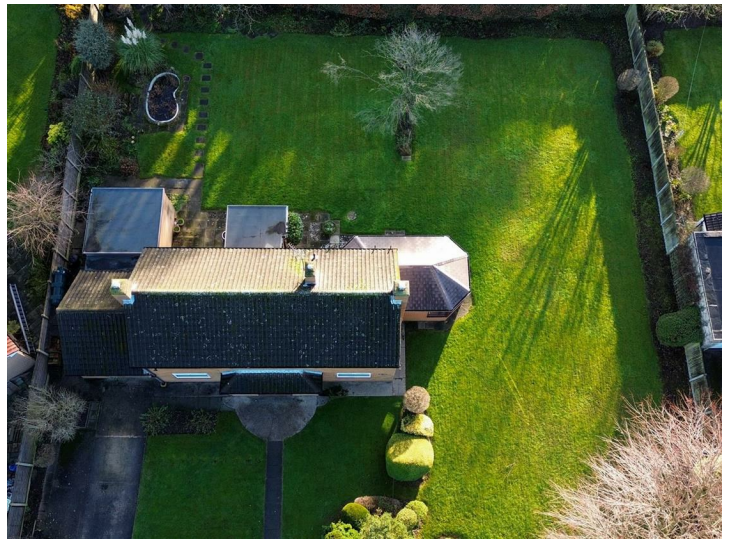
### Front Elevation

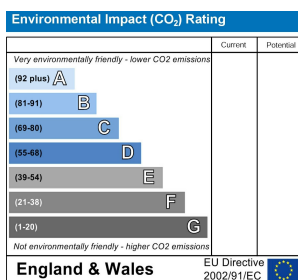
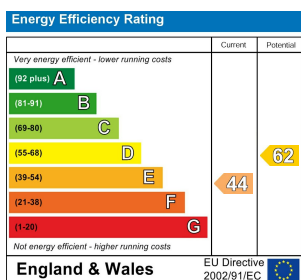
To the front, the property enjoys open views, enhancing both its setting and kerb appeal. A driveway provides off-road parking and leads to the large integral garage, which also benefits from an internal WC and store room, adding to the overall practicality of the home.



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Important Notice: Prospective purchasers should note that these sales particulars have been prepared in good faith to give a fair overall view of the property and NOT as a statement of fact. Burrell's Estate Agents have not checked any services, appliances, equipment or facilities mentioned within these particulars and therefore cannot confirm them to be in working order. These sales particulars, including the description, photos and floorplans, are for guidance only and do not constitute part of an offer or contract.

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