



71 LANCASTRIAN WAY WORKSOP, S81 0SW

£142,000
FREEHOLD

This stylish and modern two-bedroom end-terrace home is situated in the much sought-after location of Prospect in Worksop, ideally positioned close to local shops, schools and everyday amenities. The property offers well-presented accommodation, including a spacious living room with an impressive cinema-style media wall, a contemporary open-plan kitchen diner, a modern downstairs WC and two generous double bedrooms. Further benefits include a modern family bathroom, useful storage facilities, an enclosed low-maintenance front garden, a private rear garden with raised decked seating area and a garage. An ideal purchase for first-time buyers, couples or investors alike.

**Kendra
Jacob**

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71 LANCASTRIAN WAY

- * Stylish two-bedroom end-terrace home
- * Much sought-after Prospect location in Worksop
- * Spacious living room with cinema-style media wall
- * Modern open-plan kitchen diner
- * Contemporary downstairs WC
- * Two generously sized double bedrooms
- * Modern family bathroom
- * Useful storage cupboards throughout
- * Enclosed rear garden with raised decking
- * Garage and low-maintenance front garden

ENTRANCE PORCH

Having a front-facing composite entrance door opening into the entrance porch, with a side-facing UPVC double-glazed window allowing in natural light. The porch benefits from modern tiled flooring, a useful storage cupboard, plumbing for an automatic washing machine and a further composite entrance door leading into the main entrance hallway.

ENTRANCE HALLWAY

A welcoming entrance hallway featuring a modern laminate staircase rising to the first-floor landing, contemporary tiled flooring and a central heating radiator. Doors provide access to the downstairs WC, spacious living room and open-plan kitchen diner.

DOWNSTAIRS WC

Fitted with a contemporary white suite comprising a wall-hung low-flush WC and a wall-hung vanity wash hand basin. The room is finished with fully tiled walls, modern tiled flooring, recessed ceiling downlights and an electric extractor fan.

LIVING ROOM

A spacious and stylish living room featuring a rear-facing UPVC double-glazed window, contemporary laminate wood flooring and a central heating radiator. Recessed ceiling downlights create a modern ambience, while the impressive cinema-style media wall provides an attractive focal point to the room.

KITCHEN DINER

A modern open-plan kitchen diner fitted with a range of contemporary high-gloss wall and base units, complemented by coordinating work surfaces incorporating a sink unit with mixer tap. Integrated cooking facilities include an electric oven and a four-ring ceramic hob with an extractor hood above. There is additional space for freestanding appliances, including a fridge freezer and washing machine. The room is finished with part-tiled walls and modern tiled flooring, with an open-plan rear entrance area featuring laminate wood flooring and a composite entrance door providing access to the garden.

FIRST FLOOR LANDING

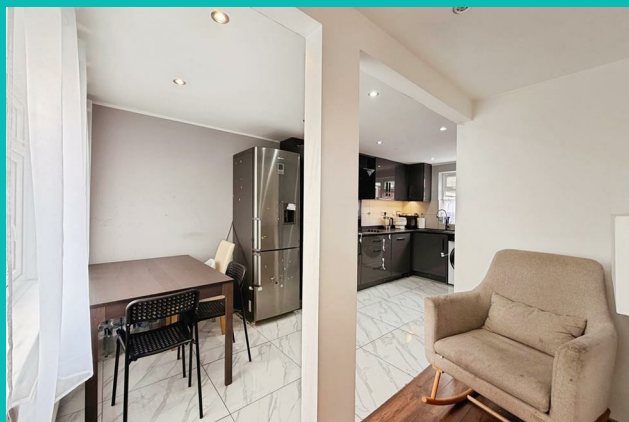
The first-floor landing benefits from a side-facing UPVC double-glazed window, laminate wood flooring and a central heating radiator. Doors provide access to two generously proportioned double bedrooms, the family bathroom, a separate WC, a useful storage cupboard and a spacious walk-in cupboard with fitted shelving, offering excellent additional storage.

MASTER BEDROOM

A generously proportioned master bedroom featuring a rear-facing UPVC double-glazed window, laminate wood flooring, a central heating radiator and recessed ceiling downlights, creating a contemporary and comfortable space.

BEDROOM TWO

A well-proportioned second double bedroom featuring a rear-facing UPVC double-glazed window, laminate wood



flooring, a central heating radiator and recessed ceiling downlights.

FAMILY BATHROOM

Fitted with a contemporary white suite comprising a panelled bath with an overhead electric shower and glass shower screen, together with a wall-hung vanity wash hand basin. The bathroom is finished with fully tiled walls, modern tiled flooring, recessed ceiling downlights and an electric extractor fan. Further benefits include a central heating radiator and a front-facing obscure UPVC double-glazed window, providing natural light and privacy.

WC

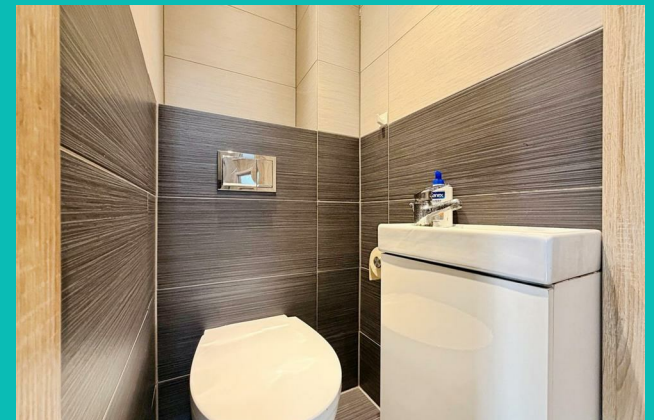
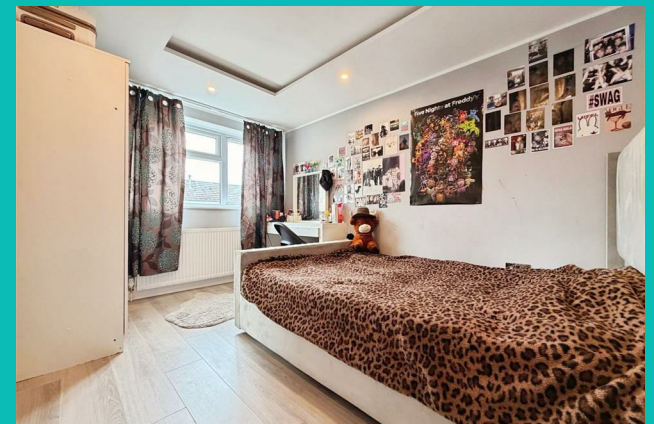
A useful additional facility, accessed from the first-floor landing.

EXTERIOR

To the front of the property is an enclosed, low-maintenance garden, together with a garage fitted with an up-and-over door.

To the rear is an enclosed garden, predominantly laid to lawn, complemented by a raised decked seating area, providing an ideal space for outdoor dining, relaxation and entertaining.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

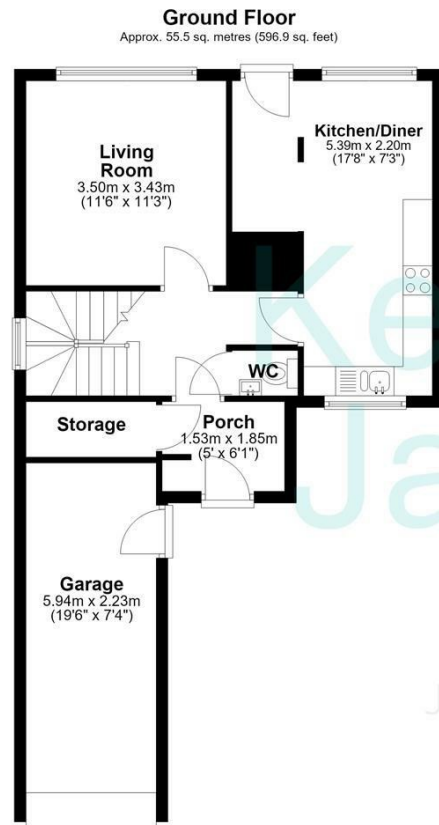
Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 1003.20 sq ft

Tenure – Freehold





Total area: approx. 93.2 sq. metres (1003.2 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		82
(69-80) C	70	
(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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