



15 GRANGE CLOSE WORKSOP, S81 9DX

£400,000
FREEHOLD

****GUIDE PRICE £400,000 - £425,000****

An impressive and beautifully appointed extended four-bedroom executive family home, offering a superb combination of contemporary design, generous accommodation and versatile living space. Situated in a desirable village location of Carlton-in-Lindrick, close to local shops, countryside walks schools and amenities. From the moment you enter, the quality and attention to detail are immediately apparent. The ground floor has been thoughtfully designed around modern family life, with a welcoming entrance hall, versatile playroom, generous living room and an outstanding extended kitchen/diner forming the heart of the home. The kitchen and dining space is particularly impressive, featuring quartz worktops, a central breakfast island, integrated appliances and a generous seating area. expansive bifold doors create a light-filled space with a strong connection to the garden, equally suited to relaxed family living or entertaining guests. Upstairs, four well-proportioned bedrooms include a generous principal bedroom with fitted wardrobes and a beautifully finished four-piece en-suite. A stylish family bathroom serves the remaining bedrooms.

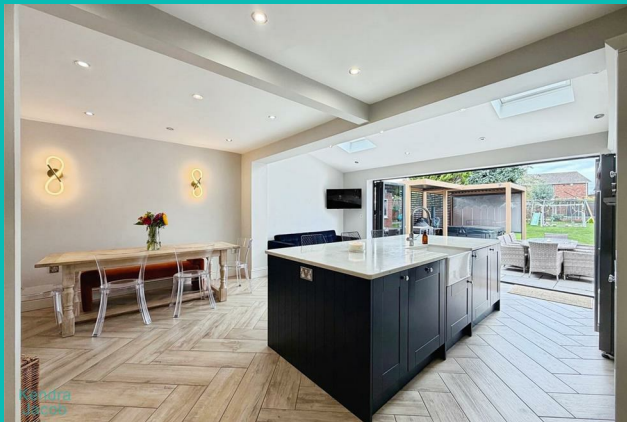
**Kendra
Jacob**

Powered by

JBS Estates

15 GRANGE CLOSE

• EXTENDED DETACHED FAMILY HOME • FOUR WELL
PROPORTIONED BEDROOMS • LUXURY EN-SUITE TO THE
MASTER BEDROOM • PLAYROOM • CHARACTERFUL
WITH A MODERN TWIST THROUGHOUT • DETACHED
GARAGE CONVERSION • OPEN PLAN KITCHEN & SITTING
ROOM WITH BI-FOLD DOORS • DOWNSTAIRS
WC • DESIRABLE VILLAGE LOCATION • GUIDE PRICE
£400,000-£425,000



ENTRANCE HALL

A stylish and welcoming entrance hall with porcelain tiled flooring and underfloor heating. The contemporary composite front door opens into a spacious hallway with stairs rising to the first floor and useful built-in storage cupboards.

PLAYROOM

A versatile and well-proportioned room, currently used as a playroom. With porcelain tiled flooring, underfloor heating and a front-facing double-glazed window.

LIVING ROOM

A bright and well-proportioned living room with front-facing double-glazed window, porcelain tiled flooring and underfloor heating. Double doors open into the kitchen/diner, creating a natural connection between the two spaces.

KITCHEN/DINER/SITTING ROOM

A superb contemporary kitchen and dining space, fitted with a range of wall and base units with quartz worktops. The kitchen features an integrated induction hob with extractor, double oven, plate warmer, Belfast sink with mixer tap and wine cooler. A central island provides additional preparation and seating space, with integrated power and USB points. The extended dining area benefits from a Velux window and impressive bifold doors opening onto the garden, creating a bright and sociable space ideal for entertaining. There is space for an American-style fridge/freezer, built-in storage and direct access to both the living room and utility room. Porcelain tiled flooring with underfloor heating completes the space.

UTILITY ROOM

A well-equipped utility room with a range of wall and base units, solid oak work surfaces and Belfast sink with mixer tap. Plumbing is provided for a washing machine with space for a tumble dryer. A composite door gives access to the side of the property, with further access to the cloakroom. Porcelain tiled flooring with underfloor heating.

CLOAKROOM

A contemporary cloakroom with vanity wash hand basin, low-flush WC, porcelain tiled walls and flooring, underfloor heating and an obscure double-glazed window.

FIRST FLOOR-LANDING

The landing provides access to all four bedrooms and the family bathroom, with loft access, power point and central heating radiator.

MASTER BEDROOM

A spacious and elegant principal bedroom enjoying a front-facing aspect through a double-glazed window. Fitted wardrobes provide excellent storage, while the room is further enhanced by a central heating radiator and direct access to the property's luxurious en-suite.

EN SUITE

A luxurious four-piece en-suite comprising a walk-in rainfall shower, freestanding bath with brass shower attachment, vanity wash basin with built-in storage and low-flush WC. Finished with marble-effect tiling, LED wall mirror and heated towel radiator, with an obscure double-glazed window and extractor fan.

BEDROOM TWO

A generous double bedroom with rear-facing double-glazed window, fitted wardrobes and central heating radiator.

BEDROOM THREE

A further double bedroom with front-facing double-glazed window, fitted wardrobes and central heating radiator.

BEDROOM FOUR

A well-proportioned fourth bedroom with rear-facing double-glazed window and central heating radiator.

FAMILY BATHROOM

A stylish fully tiled bathroom comprising bath with rainfall shower, vanity wash basin and low-flush WC. Finished with chrome heated towel radiator, extractor fan and obscure rear-facing window.

EXTERNAL

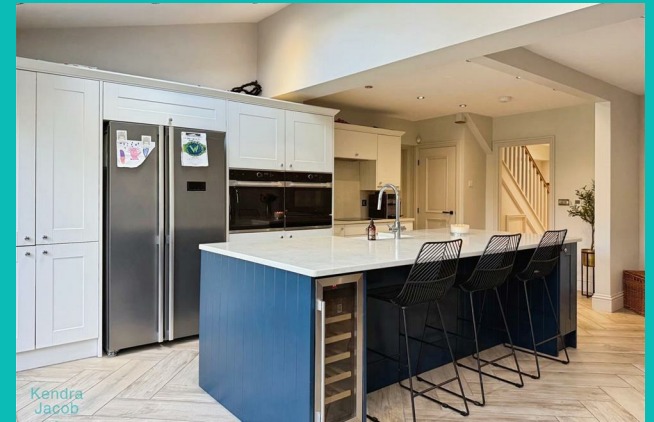
The property is approached via an attractive frontage with driveway, lawn and gated side access. The position overlooking mature trees provides a pleasant degree of privacy from the main road. The extensive rear garden is predominantly laid to lawn, with a generous Indian stone patio providing an ideal setting for outdoor dining and entertaining. Raised sleeper beds, established planting, storage shed, outside tap and external power point further complement the garden. A useful powered outbuilding with UPVC entrance door, offering flexible additional space for storage, hobbies or home working.

DETACHED GARAGE

The former garage has been converted to create a

versatile additional room, currently used as a gym. The space benefits from an electric wall-mounted radiator, power points, electric roller door and UPVC side door providing direct garden access.

15 GRANGE CLOSE





Kendra
Jacob



15 GRANGE CLOSE

ADDITIONAL INFORMATION

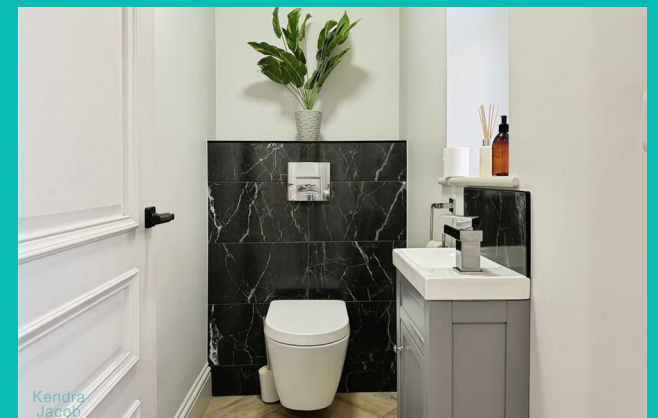
Local Authority – Bassetlaw

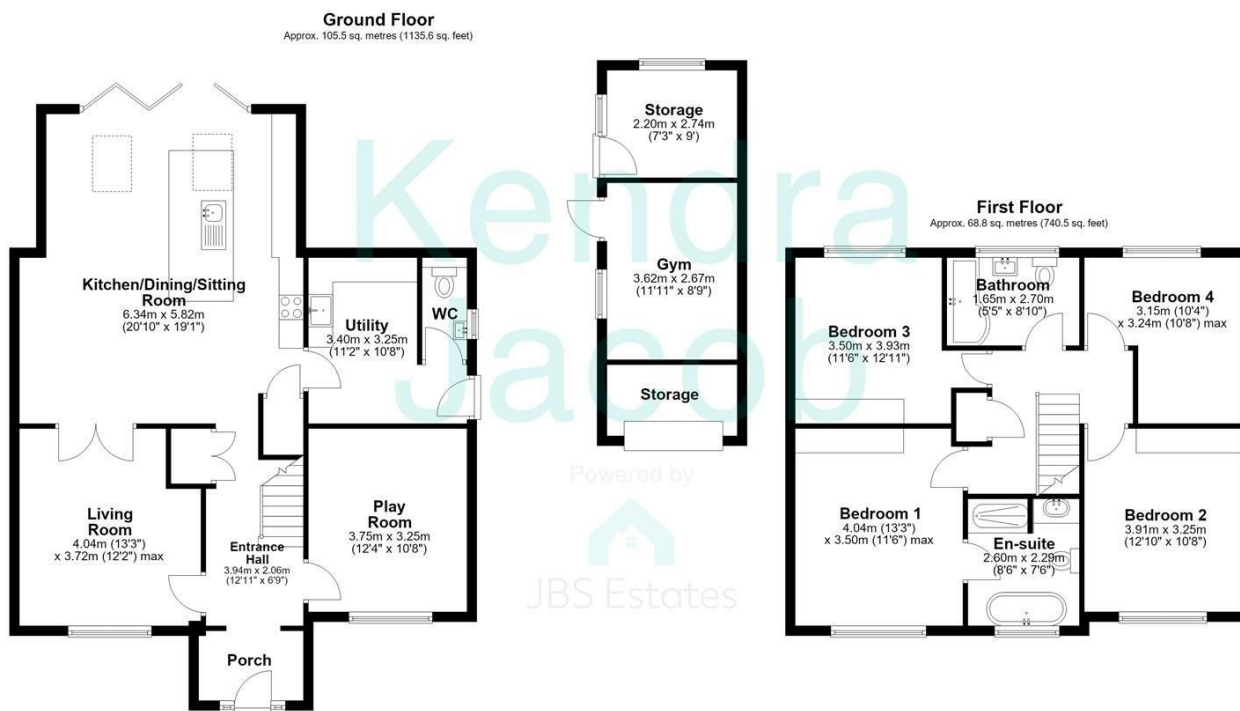
Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 1876.00 sq ft

Tenure – Freehold





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		
(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

Kendra
Jacob

Powered by
JBS Estates