58 CEMETERY ROAD

WORKSOP, S81 9RF

£140,000

FREEHOLD

******GUIDE PRICE £140,000 - £150,000******

This modern two-bedroom semi-detached family home is located in the highly sought-after village of Langold. The property is ideally situated close to local schools, shops, amenities, Langold Country Park, and excellent transport links, making it the perfect choice for families. The home boasts a stylish entrance hallway leading to an elegant living room with a cinema wall and hidden storage. The contemporary kitchen diner is well-equipped with modern appliances and opens to the rear garden through French doors. Upstairs, you'll find two spacious double bedrooms and an upgraded family bathroom suite. Outside, the property offers a low-maintenance garden with a raised decked seating area, patio, and garden shed. With off-road parking for two vehicles, this property offers a comfortable and convenient lifestyle in a peaceful village setting. This property has a newly fitted central heating system with warranty!

Kendra Jacob

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• New central heating System • Situated in the sought-after village of Langold • Close to local schools, shops, and amenities • Near Langold Country Park and excellent transport links • Stylish entrance hallway leading to an elegant living room • Contemporary kitchen diner with modern appliances and French doors to the rear garden • Two spacious double bedrooms on the first floor • Upgraded family bathroom suite with modern fixtures • SOUTH FACING GARDEN

ENTRANCE HALLWAY

The property boasts a sleek composite front door opening into a contemporary entrance hallway. This space is finished with stylish tiled flooring, a central heating radiator, and a staircase leading to the first floor. A door provides access into the inviting living room.

LIVING ROOM

An elegant living room featuring a front-facing UPVC double-glazed window, central heating radiator, and a high-quality parquet floor. A cinema wall with integrated hidden storage adds a touch of luxury, while a further door leads into the stylish kitchen diner.

KITCHEN DINER

The modern kitchen diner is equipped with a range of contemporary wall and base units, complemented by chic work surfaces. A stainless steel sink with a mixer tap is incorporated into the design, along with a fitted electric oven and a four-burner gas hob, complete with an electric extractor fan overhead. There's space for a freestanding fridge freezer and washing machine, and the wall-mounted combination central heating boiler is discreetly tucked away. The room is partially tiled to the walls and finished with a quality parquet-style floor covering. A rear-facing UPVC double-glazed window fills the space with natural light, while French doors open out to the rear garden. The room also benefits from a central heating radiator and provides access to the convenient downstairs WC.

DOWNSTAIRS WC

The sleek white suite comprises a low flush WC, a small hand wash basin with a tiled splashback, and a central heating radiator. An electric extractor fan ensures ventilation, while the room is finished with the same quality parquet-style flooring.

FIRST FLOOR LANDING

The first floor landing features stylish spindle balustrades, an access hatch to the loft space, and a central heating radiator. Doors lead to two well-proportioned double bedrooms and the upgraded family bathroom.

MASTER BEDROOM

A spacious and beautifully appointed master bedroom with a front-facing UPVC double-glazed window, allowing natural light to flood the room. A central heating radiator ensures comfort, while the room's décor offers a modern yet relaxing atmosphere.

BEDROOM TWO

The second double bedroom features a rear-facing UPVC double-glazed window, a central heating radiator, and a striking wood panel feature on one wall, adding a touch of warmth and character to the space.

FAMILY BATHROOM

This upgraded family bathroom suite includes a luxurious panel bath with a waterfall shower overhead and a sleek shower screen. A pedestal hand wash basin and low flush WC are complemented by stylish wall tiling. The room also benefits from a laminate-effect panel floor covering, central heating radiator, and an electric extractor fan. A rear-facing obscure UPVC double-glazed window provides privacy and natural light.

OUTSIDE

To the front, the property is approached via a well-maintained open-plan garden with a lawn, leading to a driveway offering parking for two vehicles. A gate provides access to the rear garden. The rear garden is designed for low maintenance and features a neatly kept lawn, a raised decked seating area with a wooden pagoda, a further patio seating area, a garden shed, and exterior lighting, along with a convenient water tap. This property is positioned on a south-facing garden.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

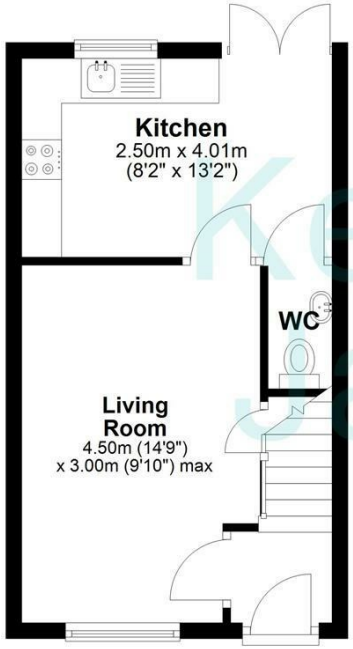
Council Tax – Band A

Viewings – By Appointment Only

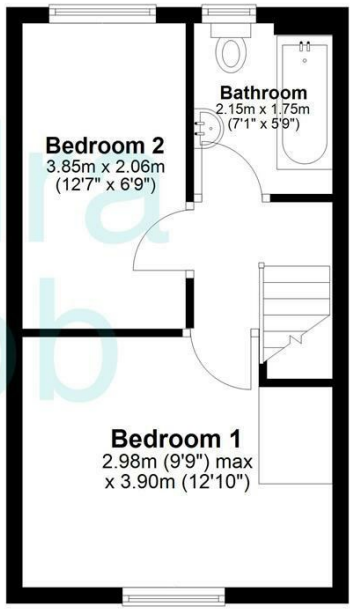
Floor Area – 597.20 sq ft

Tenure – Freehold

Ground Floor
Approx. 26.9 sq. metres (289.5 sq. feet)



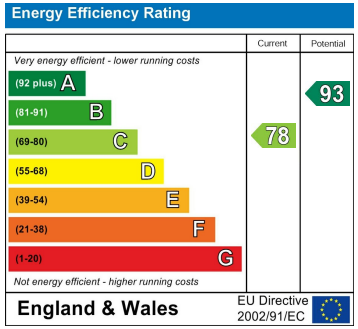
First Floor
Approx. 28.6 sq. metres (307.7 sq. feet)



Total area: approx. 55.5 sq. metres (597.2 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.



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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