

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

2 Pingle Close, Shireoaks



- Offered for sale with no onward chain involved with simpler purchase
- Three storey living spacious and versatile accommodation thoughtfully
- Flexible layout ground floor reception room offers the scope to be used as a fourth bedroom or study
- Large breakfast kitchen, features a comprehensively fitted kitchen with a range cooker and integrated appliances
 - Includes a private driveway leading to a detached garage with a pitched roof
 - An enclosed paved rear garden benefitting from a westerly aspect and raised planters.

The impressive modern end town house is arguably situated on one of the most favourable plots within the development offering a driveway, garage and enclosed westerly facing rear garden. The property benefits from a spacious and versatile accommodation arranged over three floors, this property provides an excellent opportunity for growing families. Located in a popular village residents enjoy easy access to local schools, shops, local wine bar & bistro and scenic countryside or canal sidewalks. The home is offered with no onward chain, ensuring a straight forward move

£ 208,000

2 Pingle Close Shireoaks, S81 8QU

Entrance Hall

Front entrance door, stairs to the first floor and ground floor WC.

Dining Kitchen 2.16m×4.60m (7'1"×15'1")

A comprehensively fitted kitchen with an array of built-in base units, high-level cupboards, and contrasting work surfaces. The room includes a sink unit with a mixer tap, integrated fridge-freezer and dishwasher, and a Cannon range cooker.



Study / Bedroom Four 3.51m×2.87m (11'6"×9'5")

A versatile ground floor room featuring a central heating radiator and a fitted storage cupboard. A rear access door leads out to the garden.

Lounge 4.93m×3.78m (16'2"×12'5")

Located on the first floor, this bright reception room features twin double French-style doors opening to twin Juliet balconies. It includes a fireplace with a wood surround, an inset electric fire, and two radiators.



Bedroom One 4.90m×2.77m (16'1"×9'1")

A generous bedroom featuring a built-in wardrobe and access to En suite.



En-suite:

Fitted with a WC, hand basin, and shower enclosure.



Bedroom Two 2.34m×4.32m (7'8"×14'2")

A double bedroom featuring a central heating radiator.



Bedroom Three 3.10m×2.69m (10'2"×8'10")

Includes a built-in wardrobe and a central heating radiator.



Family Bathroom

Comprising of a suite with a WC, hand basin, and a panelled bath.

Outside

The property features an enclosed, westerly facing rear garden that is paved and enhanced by feature raised planters. A side driveway provides ample parking and leads to the detached brick-built garage, which features a pitched roof and an up-and-over door.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.