



Kendra
Jacob



52 CARNOUSTIE WORKSOP, S81 0DB

£120,000

This well-proportioned three-bedroom home offers spacious and versatile accommodation throughout, including a generous living room, dining room, fitted kitchen, and a practical wet room. Externally, the property benefits from low-maintenance gardens to both the front and rear.

The property would make an ideal purchase for a first-time buyer or those looking to downsize. While it would benefit from a degree of modernisation, it has been competitively priced to reflect this and presents an excellent opportunity to add value.

Situated in a highly sought-after location, the property is conveniently positioned within walking distance of local shops, schools, a doctor's surgery and the hospital, making it perfectly suited for a range of buyers.

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- Three bedroom mid terrace with no upper chain
- Spacious living room with separate dining area
- Fitted kitchen with a range of units and appliance space
- Ground floor WC and modern wet room
- Ample storage throughout the property
- uPVC double glazing and central heating
- Low-maintenance gardens to front and rear
- Ideal for first-time buyers or those looking to downsize
- In need of some modernisation and priced to sell
- Sought-after location within walking distance of shops, schools, doctors and hospital



ENTRANCE PORCH

Accessed via a side-facing uPVC double-glazed entrance door, leading into a practical entrance porch. The space benefits from two large storage cupboards and a further front-facing uPVC double-glazed door opening into the main entrance hallway.

ENTRANCE HALLWAY

A spacious and welcoming hallway with a staircase rising to the first-floor landing. Features include an understairs storage cupboard with shelving, a generous cloaks cupboard, central heating radiator, and doors providing access to the downstairs WC, living room and kitchen.

LIVING ROOM

A well-proportioned and tastefully presented reception room, featuring a front-facing uPVC double-glazed bow window, coving to the ceiling, and a central heating radiator. A door leads through to the dining room.

KITCHEN

Fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink unit with mixer tap. There is space for freestanding appliances including a gas cooker, fridge freezer, washing machine and tumble dryer. Additional features include partially tiled walls, tile-effect vinyl flooring, fitted storage with shelving, coving to the ceiling, and a rear-facing uPVC double-glazed window. An archway provides open access into the dining room.

DINING ROOM

A good-sized dining area with a rear-facing uPVC double-glazed window and a matching door leading out to the rear garden. Further benefits include coving to the ceiling and a central heating radiator.

FIRST FLOOR LANDING

The landing provides access to three well-proportioned bedrooms and a wet room. There are two large storage cupboards, one of which houses a wall-mounted combination boiler (with remaining warranty).

MASTER BEDROOM

A generously sized double bedroom with a rear-facing uPVC double-glazed window, central heating radiator, and ample space for freestanding furniture.

BEDROOM TWO

A spacious double bedroom featuring two front-facing uPVC double-glazed windows, central heating radiator, and plenty of room for freestanding furniture.

BEDROOM THREE

A well-presented third bedroom with a rear-facing uPVC double-glazed window.

WET ROOM

Fully tiled to the walls and fitted with an electric shower, wall-mounted wash hand basin, and low-flush WC. Additional features include quality flooring, central heating radiator, electric extractor fan, and a front-facing obscure uPVC double-glazed window.

EXTERIOR

To the front of the property is an open-plan garden. To the rear, there is a good-sized, low-maintenance garden featuring extensive paved areas, decorative gravel sections, a garden shed, outside lighting, and an external water tap.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

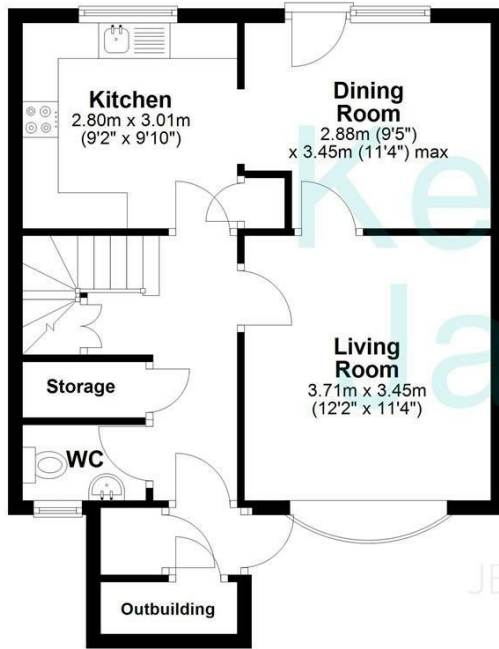
Floor Area – 988.30 sq ft

Tenure –



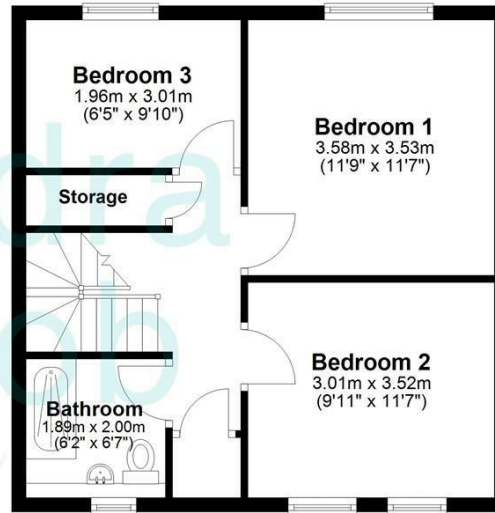
Ground Floor

Approx. 47.5 sq. metres (511.7 sq. feet)



First Floor

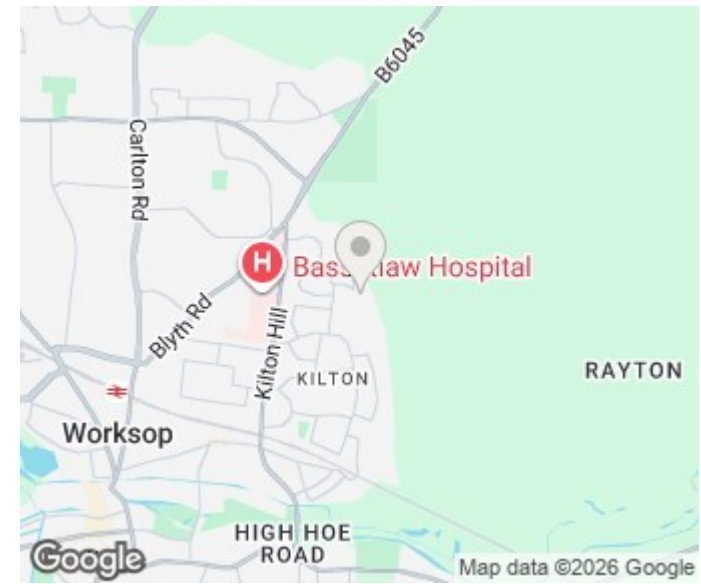
Approx. 44.3 sq. metres (476.7 sq. feet)



Total area: approx. 91.8 sq. metres (988.3 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			
(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

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