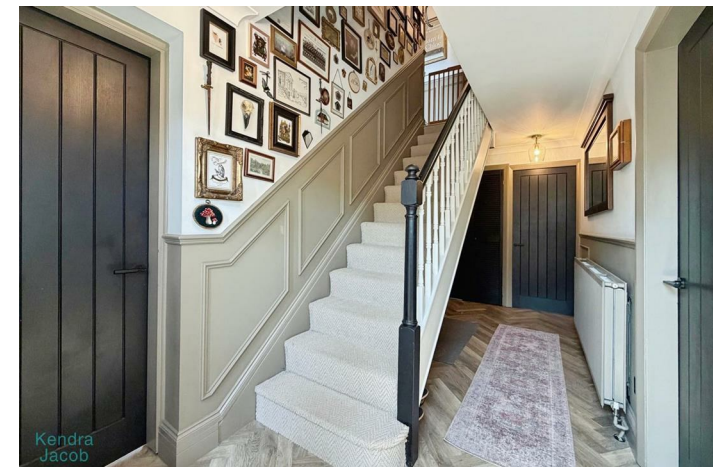




10 WAIN COURT WORKSOP, S81 0XD

£350,000
FREEHOLD

An impressive and beautifully presented four-bedroom family home, occupying a generous plot and having been thoughtfully improved and enhanced by the current owners to create a stylish yet welcoming property full of character and charm throughout. The accommodation has been carefully designed to combine modern family living with attractive period-inspired and decorative features, including extensive wall panelling, stylish finishes and Karndean herringbone flooring. The property offers a superb sense of quality from the moment you step inside. The ground floor comprises a welcoming entrance hall, generous living room with direct access to the garden, downstairs WC and an exceptional contemporary kitchen/diner. The kitchen is a particular highlight, featuring a range of fitted units, quartz worktops, integrated appliances, Range Master-style cooker, breakfast island with seating, hot boiling-water tap and ample space for family dining and entertaining. To the first floor are four well-proportioned bedrooms and a beautifully appointed four-piece family bathroom, complete with walk-in rainfall shower, freestanding bath and stylish vanity unit. Externally, the property continues to impress with an extensive driveway providing parking for multiple vehicles, a substantial double garage with electric doors, power and lighting, and generous wrap-around gardens. The porcelain-paved patio provides the perfect space for outdoor entertaining, while the double garage offers fantastic potential as a workshop, home gym, hobby

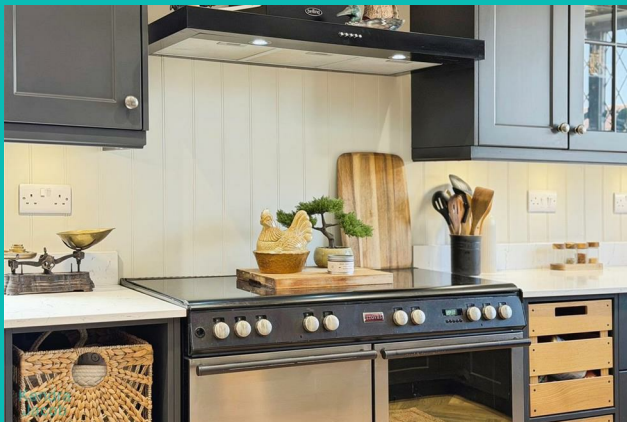
**Kendra
Jacob**

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10 WAIN COURT

- EXTENSIVE PLOT WITH AMPLE PARKING • FOUR BEDROOMS • DOUBLE GARAGE WITH ELECTRIC DOORS • DESIGNED WITH CHARACTER & CHARM • DOWNSTAIRS WC • LUXURY BATHROOM SUITE • CONTEMPORARY FITTED KITCHEN WITH INTEGRATED APPLIANCES & STORAGE USE • ATTRACTIVE GARDEN • NESTLED AWAY IN A PEACEFUL CUL-DE-SAC • STONE BUILT PROPERTY



ENTRANCE HALL

A welcoming entrance hall featuring a front-facing composite entrance door with an obscure double-glazed window. The hallway benefits from attractive decorative wall panelling, a wall-mounted central heating radiator, useful built-in storage and a dedicated cloak area with panelled walls. Karndean flooring adds a stylish and contemporary finish.

LIVING ROOM

A generous and well-proportioned reception room enjoying plenty of natural light from the front-facing double-glazed windows. A further double-glazed UPVC door provides direct access to the garden, creating a practical connection between the living space and the outside. The room features a traditional fireplace, central heating radiator and a range of power points.

DOWNSTAIRS WC

A beautifully appointed cloakroom fitted with a low-flush WC and wash hand vanity unit with useful storage. A further cupboard houses the central heating system. The room has a rear-facing obscure double-glazed window, Karndean flooring and stylish decorative finishes.

KITCHEN/DINER

A superb contemporary German-style fitted kitchen, combining excellent storage with a sociable open-plan dining area. The kitchen comprises an extensive range of wall and base units complemented by quartz work surfaces, modern undermount stainless steel double-bowl kitchen sink and panelled splashbacks. The comprehensive

range of integrated appliances includes a microwave, dishwasher and washing machine, together with a Range Master-style cooker and cooker hood above. American-style fridge/freezer to be included and useful built-in bins. A central breakfast island provides additional storage, drawers and a seating area, while there is ample space for a dining table. The kitchen is further enhanced by a sink with hot boiling-water tap, multiple power points, central heating radiators and Karndean flooring. Side and rear-facing double-glazed windows provide excellent natural light, while a side UPVC door gives convenient access to the outside.

FIRST FLOOR-LANDING

The first-floor landing provides access to all bedrooms and the family bathroom, with loft access, power point, laminate flooring and attractive decorative panelled walls.

BEDROOM ONE

A generous double bedroom featuring a front-facing double-glazed window, useful built-in storage cupboard, central heating radiator and power points.

BEDROOM TWO

A well-proportioned bedroom with front-facing double-glazed windows, attractive decorative wallpapered walls and dado rail. The room benefits from laminate flooring, power points and a central heating radiator.

BEDROOM THREE

A good-sized bedroom with a rear-facing double-glazed window, laminate flooring, power points and central heating radiator.

BEDROOM FOUR

A versatile fourth bedroom, home office or study, enjoying a rear-facing double-glazed window, power points and central heating radiator.

FAMILY BATHROOM

A stunningly presented four-piece family bathroom comprising a walk-in shower with rainfall shower fitting, freestanding bath with shower attachment, wash hand vanity unit and low-flush WC. The bathroom is beautifully finished with brushed-gold brassware, including the taps and shower fittings, complemented by a stylish brushed-gold heated towel radiator. Further benefits include useful built-in storage and drawers, extractor fan and partial tiling.

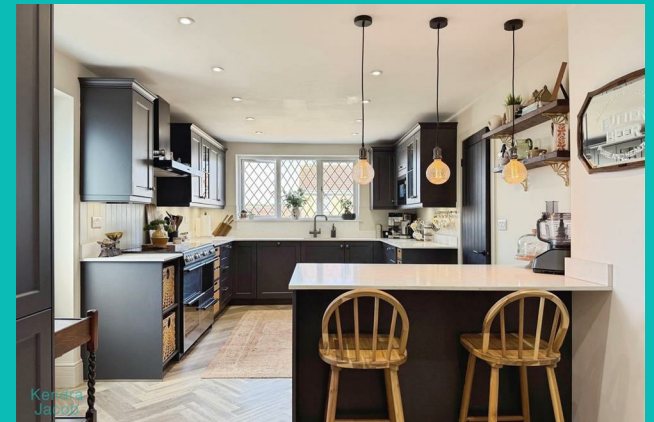
EXTERNAL

The property occupies a generous plot with an extensive driveway providing off-road parking for multiple vehicles, in addition to the substantial double garage. The wrap-around gardens provide a good degree of outdoor space, with a superb porcelain-paved patio area, further patio areas and mainly laid to lawn creating an ideal setting for outdoor dining and entertaining. The generous plot offers a particularly attractive combination of parking, garden space and versatile external accommodation.

DOUBLE GARAGE

A fantastic double garage, accessed via electric doors and benefiting from power and lighting. A rear-facing UPVC door provides additional access. Generously proportioned, the garage offers excellent versatility and potential for use as a workshop, home business or conversion, subject to the necessary planning permissions.

10 WAIN COURT





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ADDITIONAL INFORMATION

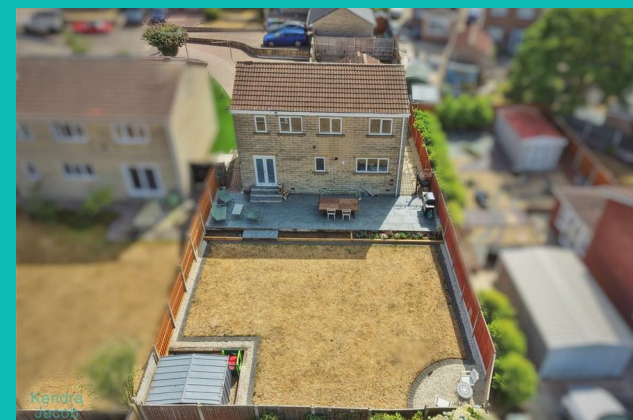
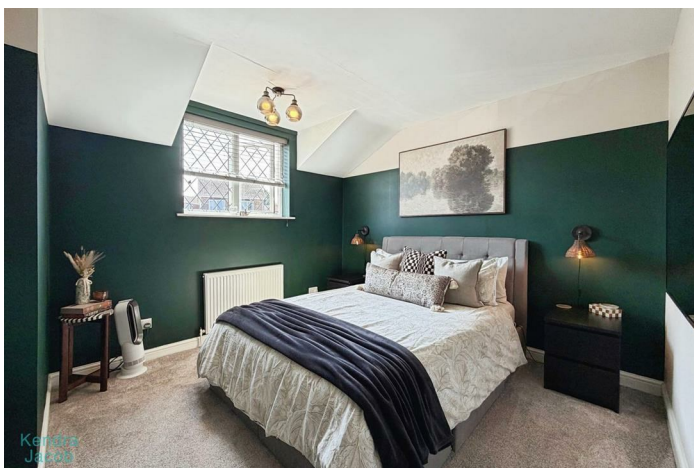
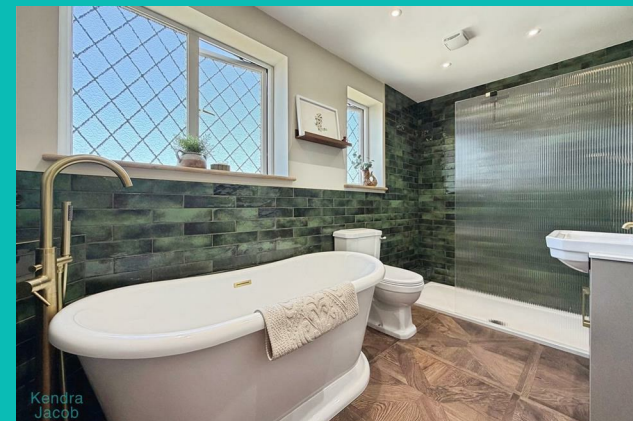
Local Authority – Bassetlaw

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1517.00 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		84
(69-80) C	73	
(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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