CLARK ESTATES



Tinkers Hill

Carlton-In-Lindrick, Worksop, S81 9EP

£260,000

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Located in the charming area at the peak of Tinkers Hill, Carlton-In-Lindrick, Worksop, this delightful semi-detached house offers great opportunities. With three bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The standout feature of this home is the generous outdoor space, accommodating several vehicles, which is a rare find in this area and adds to the overall appeal.

Situated in a friendly neighbourhood, this residence is close to local amenities and offers easy access to nearby parks and recreational areas, perfect for enjoying the outdoors. Whether you are looking for a family home or a comfortable retreat, this property at Tinkers Hill is sure to meet your needs. Don't miss the chance to make this lovely house your new home.







Description
NO UPWARD CHAIN - A property with lots of scope subject to planning. You might consider a side / rear extension or a self build on the plot to the side? The property comprises of two reception rooms, galley kitchen and toilet to the ground floor and three bedrooms and a bathroom to the first floor. To the outside the gated driveway leads to the garage, shed and orchard with a large front, side and rear garden.

Entrance
The property can be accessed either through the front facing upvc door or through the side entrance into the rear porch.

Lounge 14'4" x 11'1" (4.39m x 3.38m)
A front facing lounge with a upvc window allowing the natural light to flood within, carpet, radiator and a central fireplace with tiled hearth with an open chimney. (May need assessing)

Dining Room 11'10" x 12'1" (3.62m x 3.69m)
The dining room is rear facing with an electric fire with surround, coving, carpet and radiator, a sliding door leading into the kitchen.

Kitchen 11'8" x 6'11" (3.56m x 2.13m)
A modern galley kitchen with cream high gloss wall and base units, integrated fridge / freezer, four ring electric oven and hob, space for a washing machine, part tiled walls and access to the ground floor toilet.

Ground Floor WC
A convenient ground floor wc ideal for any family home.

Stairs & Landing
With carpet leading to the first floor landing with a side facing upvc window.

Bedroom One 11'6" x 11'0" (3.53m x 3.37m)
A double bedroom front facing over looking the fields with traditional picture rail, airing cupboard, carpet and radiator.

Bedroom Two 11'6" x 10'1" (3.51m x 3.09m)
A rear facing double bedroom with views across the fields, with three double built in wardrobes; the central heating boiler is located in these cupboards, carpet and radiator.

Bedroom Three 7'3" x 7'0" (2.23m x 2.15m)
A single room front facing with carpet and radiator.

Bathroom 8'6" x 6'4" (2.60m x 1.95m)
A generous size bathroom with a green three piece suite; bath, wc and hand basin, vinyl flooring and tiled walls. Access to the loft.

Outside
A good size front, side and rear garden with a gated driveway leading to the garage, wooden shed, orchard, large lawn area and amazing countryside views over the fields. The plot is a sizable plot which could fit an extension to the original house or building plot, subject to planning.

Garage
The garage has an electric roller door, garage pit to the floor, side and rear facing upvc windows and side access door.

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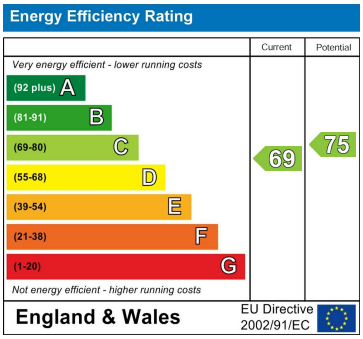
Area Map



Floor Plans



Energy Efficiency Graph



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