

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

10 Richmond Road Carlton in Lindrick



- Popular residential village
- Well-proportioned family living space
 - Conservatory
 - Impressive shower room
 - Low maintenance gardens

An excellent opportunity to acquire a well-maintained, 3-bedroom detached family home situated on the popular "Bells" development in the highly sought-after village of Carlton-in-Lindrick. A feature of the properties on the development is the well-proportioned living space and generously sized plot with attractive gardens designed with a low maintenance in mind. The village offers community feel with local shops, schools, and amenities.

£ 240,000

10 Richmond Road, Carlton in Lindrick, S81 9DN

Ground Floor

Entrance Hallway

With a UPVC door, solid wood flooring, and a feature spindle staircase to the first-floor central heating radiator, fitted storage cupboard, and a large cloaks cupboard housing the gas central heating boiler.

Open Plan Living / Dining Room 24'6" x 10'11" widening to 13'1" (7.47m x 3.33m / 3.99m)

A bright and airy, dual-aspect room with a front-facing square bay window and solid wood flooring. Features a marble fireplace and raised hearth with inset pebble-effect electric fire and rear-facing sliding patio doors leading to the conservatory.



Kitchen 11'1" x 9'7" (3.37m x 2.29m)

Fitted with a Well-appointed with a range of wall and base units, integrated oven and gas hob, and space for a washing machine. Features a rear-facing bay window and side-access door to the driveway.



Conservatory 12'8" x 9'8" (3.86m x 2.29m)

Constructed on a brick base with UPVC double glazing and French style doors leading to the garden.



On the first floor

Master Bedroom 10'4" x 10'1" (3.15m x 3.07m)

A generous double bedroom with a front-facing window and fitted wardrobes.



Bedroom Two 10'11" x 8'9" (3.32m x 2.66m)

A well-presented second double bedroom with a rear-facing window and fitted wardrobes.



Bedroom Three 9' x 7'6" (2.74m x 2.23m)

A good-sized third bedroom with a front-facing window.



Shower Room

A luxurious fully tiled recently fitted suite (2025) comprising a large walk-in shower area with fitted mixer shower with hand held and deluge heads, vanity wash basin, and low-flush WC. Feature central heating radiator /towel rail.



Landing

With a side facing window. Loft access hatch with fitted loft ladder, the loft is partially boarded.

Outside

The property has an attractive frontage with an extensive block paved drive to the front and side of the property providing vehicle hard standing and access to the Garage along with pedestrian access to the front door. There is front garden area designed with low maintenance in mind

The rear garden is enclosed and features a lawned area, low maintenance designed pebbled borders, two sitting area, outside tap and lighting



Garage

A detached garage with up and over access door, power /light laid on.

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.