

Poppy Field Way, Carlton-In-Lindrick Worksop S81 9FG

welcome to

Poppy Field Way, Carlton-In-Lindrick Worksop

Offered for sale is this THREE bedroom DETACHED family home located on the sought after Avant development in Carlton-In-Lindrick. Carlton-In-Lindrick offers a range of local facilities including convenience stores, reputable primary schools, traditional pubs, and beautiful countryside walks.













Poppy Field Way, Carlton-In-Li Entrance Hall

Step inside this lovely home via the front facing entrance door leading in to the hall with access in to the open plan kitchen dining, living area, utility and cloakroom.

Cloakroom

Fitted with a WC, wash hand basin, a central heating radiator and front facing double glazed window.

Kitchen

11' 5" x 12' 7" (3.48m x 3.84m)

Open plan kitchen diner fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer unit, with integrated appliances to include a electric oven, hob and fridge freezer, a front facing double glazed window, stairs to the first floor and access to the cloakroom and utility.

Lounge

9' 4" +recess x 18' 2" (2.84m +recess x 5.54m)

Open from the kitchen diner with a central heating radiator and rear facing bi fold doors opening to the rear garden.

Landing

Side facing double glazed window.

Bedroom One

8' 6" + recess x 9' 2" (2.59m + recess x 2.79m)

Double bedroom with a front facing double glazed window, built in wardrobes and a central heating radiator.

En-Suite

Fitted with a three piece suite comprising a shower cubicle, WC, wash hand basin, a central heating radiator and a front facing double glazed window.

Bedroom Two

9' 4" x 10' 8" (2.84m x 3.25m)

Rear facing double glazed window and a central heating radiator.

Bedroom Three

7' 11" x 9' 4" (2.41m x 2.84m)

Double bedroom with a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising a bath, WC, wash hand basin and fully tiled walls.

Exterior

To the front of the property we have a driveway providing off street parking.

To the rear we have a fenced and enclosed garden with a large decking area, lawn, and a paved patio seating area.





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Poppy Field Way, Carlton-In-Lindrick Worksop

- THREE BEDROOM DETACHED HOME
- DRIVEWAY PROVIDING OFF STREET PARKING
- **EN-SUITE TO THE MAIN BEDROOM**
- SOUGHT AFTER VILLAGE LOCATION
- **CLOAKROOM & UTILITY**

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£270,000







varebell Grv Lime Tree Nursery (Carlton-in-Lindrick) Coogle Map data @2025

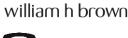
Please note the marker reflects the postcode not the actual property

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Property Ref: WKS115419 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these





01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire, S80 1JA



williamhbrown.co.uk

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