# 13 WINDMILL LANE

## WORKSOP, S80 2SQ

## £165,000

## FREEHOLD

*****GUIDE PRICE £165,000-£180,000*****

This beautifully presented and modern property offers stylish, contemporary accommodation throughout. The inviting entrance hallway leads into a spacious lounge diner, featuring French doors opening onto the enclosed rear garden, alongside a modern open-plan kitchen with high-quality units and integrated appliances. To the first floor, the landing leads to two well-proportioned double bedrooms and a luxurious bathroom with contemporary fittings. The master bedroom benefits from ample storage. Externally, the property boasts both front and rear gardens, with the enclosed rear garden featuring two useful brick-built outbuildings, double gates and access to a private driveway.

Further benefits include a modern central heating system, rewiring, UPVC double glazing, contemporary kitchen and bathroom, and quality floor coverings throughout.

Early viewing is essential to fully appreciate the excellent standard of accommodation and fixtures and fittings this impressive property has to offer.

Kendra Jacob

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• MODERN TWO BEDROOM SEMI DETACHED HOME • NO ONWARD CHAIN • WELCOMING ENTRANCE HALL • SPACIOUS OPEN PLAN LIVING DINING ROOM • QUALITY KITCHEN WITH FITTED APPLIANCES • TWO DOUBLE BEDROOMS • LUXURY BATHROOM SUITE • FRONT & REAR GARDENS • REAR ACCESS TO DRIVEWAY WITH PARKING FOR TWO VEHICLES • MUCH SOUGHT AFTER LOCATION

## ENTRANCE HALL

Featuring a composite front door leading into a welcoming entrance hallway with karndean flooring, a central heating radiator, a side-facing UPVC double-glazed window, and a staircase ascending to the first-floor landing.

## LIVING DINING ROOM

A spacious lounge diner with a front-facing UPVC double-glazed window, rear-facing UPVC double-glazed French doors opening into the enclosed garden, power points, and continuous karndean flooring leading into the open-plan kitchen.

## KITCHEN

Featuring a high-quality range of wall and base units with complementary work surfaces, including a sink unit with a mixer tap. The kitchen boasts fitted flooring, an induction hob with a modern electric extractor fan above, a fitted electric oven, and integrated appliances such as a fridge freezer, dishwasher, and washing machine. The walls are partially tiled, with under-cabinet LED lighting, ceiling downlights, a modern vertical central heating radiator, power points, and a rear-facing UPVC double-glazed window.

## FIRST FLOOR LANDING

A spacious landing with a side-facing UPVC double-glazed window, access hatch to a loft space that is boarded and includes a loft ladder and light, power points, and doors leading to two double bedrooms and the family bathroom.

## MASTER BEDROOM

A generously sized master bedroom featuring two UPVC double-glazed windows, central heating, a large walk-in storage cupboard, and power points.

## BEDROOM TWO

A double bedroom with a rear-facing UPVC double-glazed window, central heating radiator, and power points.

## FAMILY BATHROOM

A luxury three-piece suite in white comprising an L-shaped panelled bath with an overhead mains-powered shower and shower screen, vanity hand wash basin, and low flush WC. The walls are fully tiled, with tiled flooring, a modern vertical central heating radiator, ceiling downlights, an electric extractor fan, and a rear-facing obscure UPVC double-glazed window.

## OUTSIDE

The front of the property features a garden with access to the rear. The rear of the property boasts a good-sized enclosed garden with a main lawn, two brick-built outbuildings, and double gates providing rear access and leading to a driveway.

## AGENTS NOTE

The property has been recently renovated to an exceptionally high standard throughout, benefiting from a new central heating system, rewiring, UPVC double-glazed windows, luxury kitchen and bathroom, plastering, and new floor coverings.

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## ADDITIONAL INFORMATION

**Local Authority** – Bassetlaw

**Council Tax** – Band A

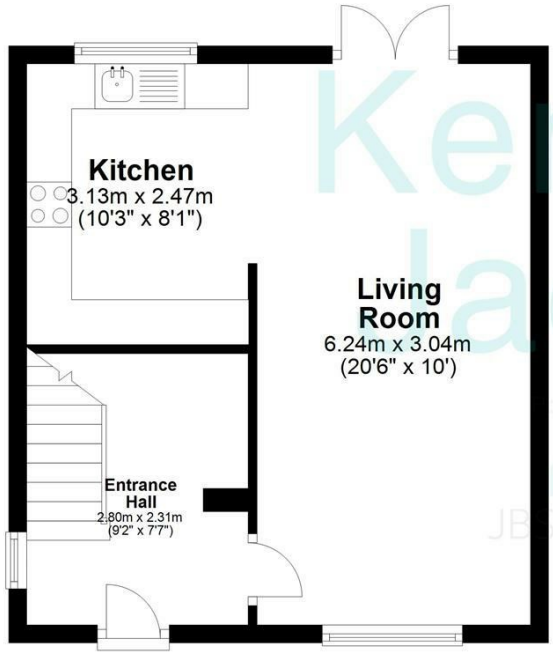
**Viewings** – By Appointment Only

**Floor Area** – 734.10 sq ft

**Tenure** – Freehold

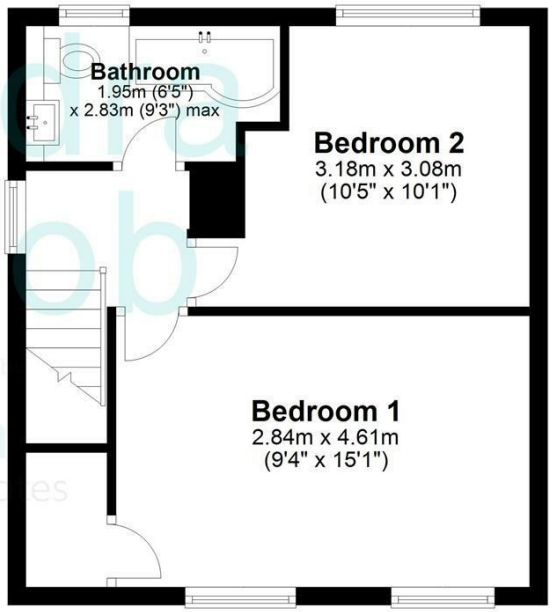
## Ground Floor

Approx. 34.0 sq. metres (366.5 sq. feet)



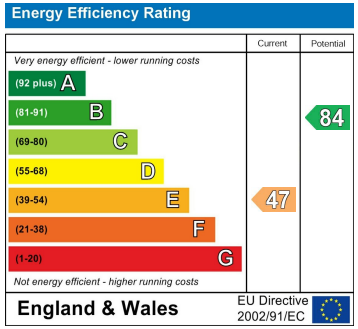

## First Floor

Approx. 34.1 sq. metres (367.6 sq. feet)




Total area: approx. 68.2 sq. metres (734.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.




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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

Kendra Jacob
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