22 HOLDING
WORKSOP, S81 0TD

£210,000
FREEHOLD

GUIDE PRICE £210,000 - £220,000

An exceptional opportunity to acquire this beautifully modernised three-bedroom detached family home, occupying a generous plot within a highly sought-after residential location. Ideally situated close to local shops, well-regarded schools, everyday amenities, Bassetlaw Hospital, doctors' surgeries and Kilton Golf Club, the property offers both convenience and an excellent lifestyle for families and professionals alike.

Finished to a high standard throughout, the accommodation briefly comprises a welcoming entrance hallway, a contemporary open-plan breakfast kitchen with integrated appliances, and a bright dual-aspect living room. To the first floor are three well-proportioned bedrooms and a luxurious family shower room fitted with a stylish walk-in rainfall shower. Externally, the property benefits from extensive off-road parking provided by two driveways, a garage with power and lighting, and an attractive enclosed rear garden featuring a lawn, established borders and a paved patio area, ideal for outdoor entertaining.

Combining modern living with a desirable location, this impressive home is ready for immediate occupation and must be viewed to be fully appreciated.

Kendra Jacob

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22 HOLDING

• Beautifully modernised three-bedroom detached family home • Highly sought-after residential location • Contemporary breakfast kitchen with integrated appliances • Bright and spacious dual-aspect living room • Three well-proportioned bedrooms • Luxurious family shower room with walk-in rainfall shower • Extensive off-road parking for multiple vehicles • Detached garage with power and lighting • Attractive enclosed rear garden with patio seating area • Conveniently located close to local shops, schools, amenities, Bassetlaw Hospital, doctors' surgeries and Kilton Golf Club

ENTRANCE HALLWAY

A stylish and welcoming entrance hallway accessed via a contemporary composite front door. Beautifully presented throughout, featuring wood-effect laminate flooring, a staircase rising to the first-floor landing, and quality internal doors providing access to the breakfast kitchen and living room.

BREAKFAST KITCHEN

A superb modern breakfast kitchen fitted with an extensive range of high-gloss wall and base units complemented by contrasting work surfaces. The kitchen incorporates a stainless steel sink with mixer tap, a fan-assisted double electric oven, four-ring induction hob with extractor canopy above, and a range of integrated appliances including a fridge freezer, dishwasher and washing machine. A dedicated breakfast/dining area provides an ideal space for everyday family living. Additional features include recessed ceiling downlights, a central heating radiator, wood-effect laminate flooring, dual-aspect uPVC double-glazed windows to the front and rear, and a rear uPVC double-glazed door providing direct access to the garden.

LIVING ROOM

A bright and inviting living room enjoying an abundance of natural light from dual-aspect uPVC double-glazed windows to the front and rear elevations. This generously proportioned reception room also benefits from two central heating radiators, creating a comfortable and versatile living space.

FIRST FLOOR LANDING

The first-floor landing features a rear-facing uPVC double-glazed window, decorative coving to the ceiling, a central heating radiator, and quality internal doors leading to three well-proportioned bedrooms and the family shower room.

MASTER BEDROOM

A beautifully presented principal bedroom with a front-facing uPVC double-glazed window, central heating radiator, and decorative coving to the ceiling.

BEDROOM TWO

A spacious double bedroom, currently utilised as a nursery, featuring a front-facing uPVC double-glazed window, central heating radiator, decorative coving, attractive wall panelling, loft access hatch, and an extensive range of fitted mirrored wardrobes spanning one wall.

BEDROOM THREE

Currently arranged as a dressing room, this versatile third bedroom benefits from a rear-facing uPVC double-glazed window, central heating radiator, and decorative coving to the ceiling.

FAMILY BATHROOM SUITE

A luxurious and contemporary shower room fitted with a stylish suite comprising a double walk-in shower enclosure with rainfall shower, vanity wash hand basin, and low-flush WC. Finished with full-height wall tiling, wood-effect laminate flooring, chrome heated towel rail, decorative coving, and a rear-facing obscure uPVC double-glazed window.

EXTERIOR

To the front of the property is a substantial pebbled driveway providing off-road parking for multiple vehicles.

The enclosed rear garden offers an attractive and private outdoor space, predominantly laid to lawn with well-stocked shrub and flower borders. Additional features include low-maintenance pebbled borders, a paved patio seating area, external lighting, and an outside water supply.

To the side of the property is a further driveway leading to a garage, benefiting from an up-and-over door, side personnel door, power supply, and lighting.

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I WOULD FIND YOU
IN ANY lifetime

22 HOLDING

ADDITIONAL INFORMATION

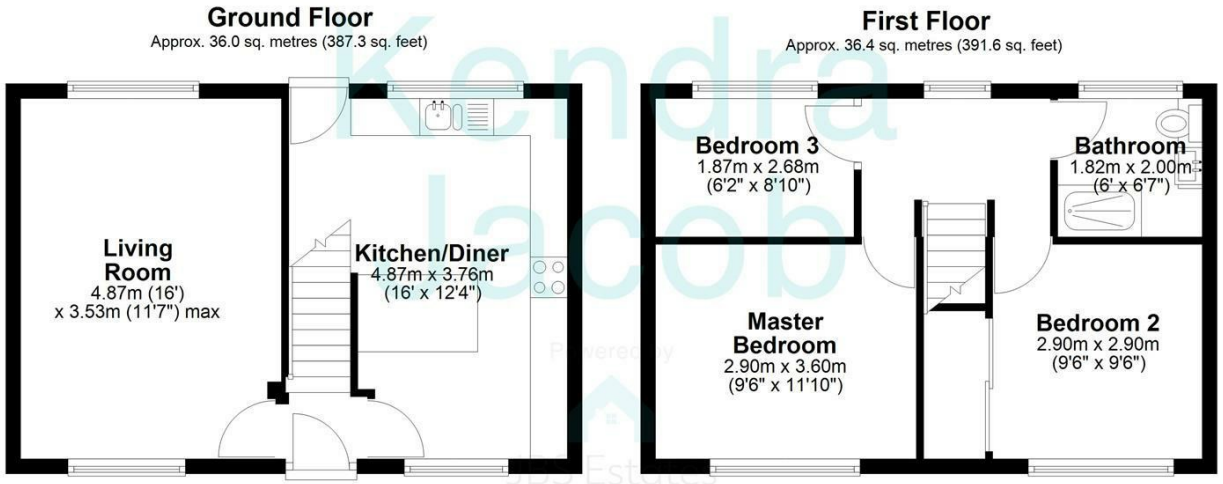
Local Authority – Bassetlaw

Council Tax – Band B

Viewings – By Appointment Only

Floor Area – 778.80 sq ft

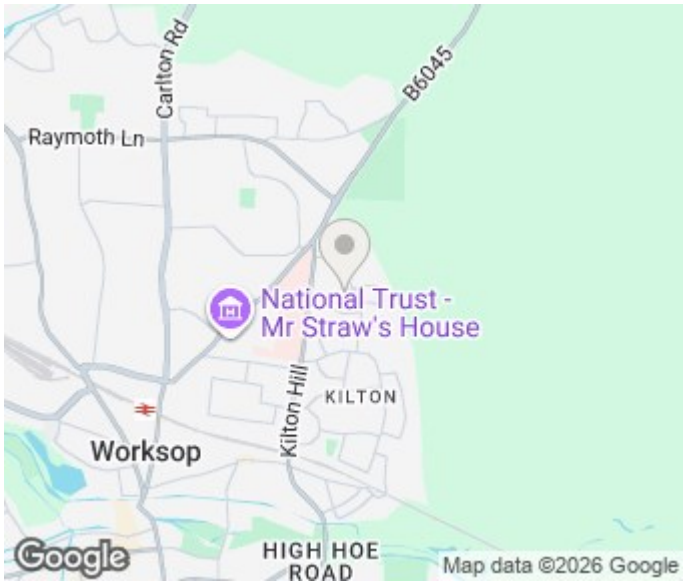
Tenure – Freehold

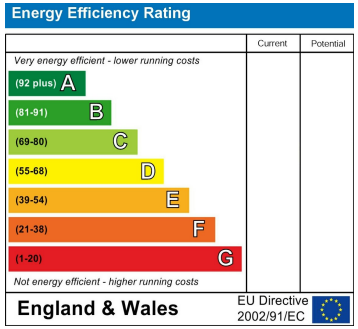


Total area: approx. 72.4 sq. metres (778.9 sq. feet)

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.





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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