



283 KILTON ROAD

WORKSOP, S80 2EA

£130,000
FREEHOLD

Selling with no chain is this charming and well-proportioned two-bedroom property offering spacious and versatile accommodation throughout. Located within walking distance of Worksop's town centre, train station, local schools, amenities, A1 and M1 motorway links. The property benefits from two reception rooms, a fitted kitchen, a four-piece bathroom suite and a wealth of character, including a beautiful cast-iron fireplace with a solid oak surround. Further features include useful storage space, a gated entrance to the front and a private rear garden with lawn and patio areas. An additional outbuilding with lighting and power provides further versatility. Ideally suited to first-time buyers, couples or those looking to downsize, this property offers a wonderful opportunity to acquire a home combining character, practicality and outdoor space.

**Kendra
Jacob**

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• SEMI-DETACHED • TWO DOUBLE BEDROOMS • TWO RECEPTION ROOMS • PRIVATE REAR GARDEN • PERFECT FOR FIRST TIME BUYERS OR INVESTORS • TRADITIONAL AND CHARACTER FEATURES THROUGHOUT • CLOSE TO LOCAL AMENITIES • OUTBUILDING, PERFECT FOR STORAGE USE • SELLING WITH NO CHAIN

LIVING ROOM

A well-proportioned living room featuring a front-facing double-glazed window, a front-facing uPVC entrance door and decorative coving to the ceiling. A central heating radiator provides warmth, while the main focal point is a beautiful cast-iron fireplace with a solid oak surround, creating a charming and characterful feature.

INNER HALLWAY

The inner hallway benefits from a large understairs storage cupboard, providing useful additional storage space.

DINING ROOM

A good-sized second reception room with a rear-facing double-glazed window, central heating radiator and laminate flooring. The room also provides access to the staircase leading to the first floor.

KITCHEN

Fitted with a range of wall and base units, complemented by work surfaces incorporating a composite sink and drainer. Additional features include a wine rack, an integrated electric hob and oven with a stainless-steel cooker hood above, plumbing for a washing machine and tiled splashbacks. A side-facing double-glazed window provides natural light, while tiled flooring completes the space. A door leads through to the side porch.

REAR PORCH

Featuring a side-facing uPVC door providing access to the outside, together with wooden wall panelling and tiled flooring.

FIRST FLOOR-LANDING

A spacious landing with access to the loft, two double bedrooms and a generous size four piece bathroom suite.

BEDROOM ONE

A generously proportioned bedroom with a front-facing double-glazed window and central heating radiator.

BEDROOM TWO

A good-sized double bedroom with a rear-facing double-glazed window. Built-in storage incorporates shelving and a hanging rail, providing practical storage solutions.

BATHROOM

A four-piece bathroom suite comprising a panelled corner bath, separate shower enclosure, pedestal wash hand basin and low-flush WC. Further features include a traditional cast-iron radiator, a rear-facing obscure double-glazed window and a built-in storage cupboard housing the central heating system.

EXTERNAL

To the front of the property is a gated entrance, providing access to the property. To the rear is a private garden featuring a combination of lawn and patio areas, complemented by established plants and shrubs. The garden also benefits from a storage shed, an outside tap and secure gated side access. An additional outbuilding, complete with lighting and power, offers versatile space for storage, hobbies or use as a workshop.



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ADDITIONAL INFORMATION

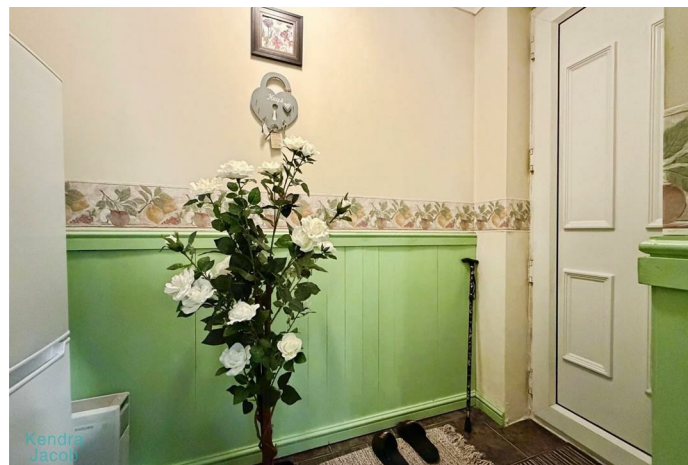
Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 974.40 sq ft

Tenure – Freehold



Ground Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



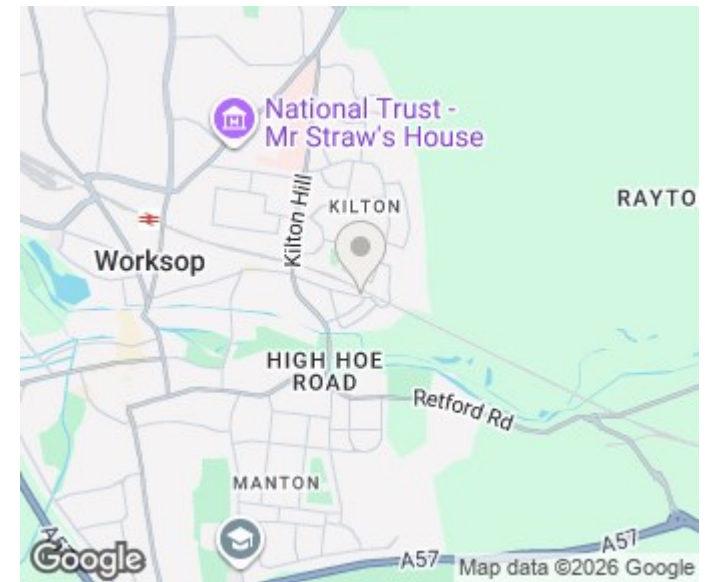
First Floor

Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 90.5 sq. metres (974.4 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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