

# MELLOR & BEER

## ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

### 16b Kipling Close, Kilton, Worksop



- **Ideal for First Time Buyers, Families or Investors**
  - **Three Double Bedrooms**
- **Generously Proportioned Garden Rear and Side**
  - **Spacious Lounge**
  - **Dining Kitchen with Integrated Appliances**
    - **Close to Local Schools and Hospital**
- **Gas Central Heating and UPVC Double Glazing**

Situated in the popular Kilton area, this property benefits from easy access to local amenities, including schools and the hospital. This well-presented home occupies a good-sized plot with a generous garden extending to the rear and side. In brief, the property comprises an entrance hallway, ground floor WC/utility, a dual-aspect lounge and a dining kitchen. The first floor offers three double bedrooms and a family bathroom. Externally, the property boasts an excellent garden with decking and lawned areas, making it a perfect space for outdoor living. An internal viewing is highly recommended to appreciate the space on offer.

£ 160,000

# 16b Kipling Close, Kilton, Worksop S81 0QX

## Entrance Hallway

With a uPVC double glazed entrance door, central heating radiator, and stairs rising to the first floor.

## Lounge: 15'10" x 10'9" (4.83m x 3.28m)

A bright room featuring a central heating radiator.



## WC / Utility Room

Comprising a low flush WC, fitted hand basin and plumbing for an automatic washing machine.

## Bedroom One: 14'2" x 9'6" (4.32m x 2.90m)

A double bedroom with a central heating radiator.

## Dining Kitchen: 17'8" x 9'9" (5.39m x 2.97m)

Fitted with a range of base, drawer, and high-level cupboard units with complementary work surfaces. Features an inset sink unit with a mixer tap, integrated electric oven and gas hob with an extractor hood above, a central heating radiator and a rear access door.



### **Bedroom Two: 14'2" x 8'0" (4.33m x 2.43m)**

A double bedroom with a central heating radiator.



### **Bedroom Three: 9'6" x 8'4" (2.9m x 2.54m)**

A double bedroom with a central heating radiator.



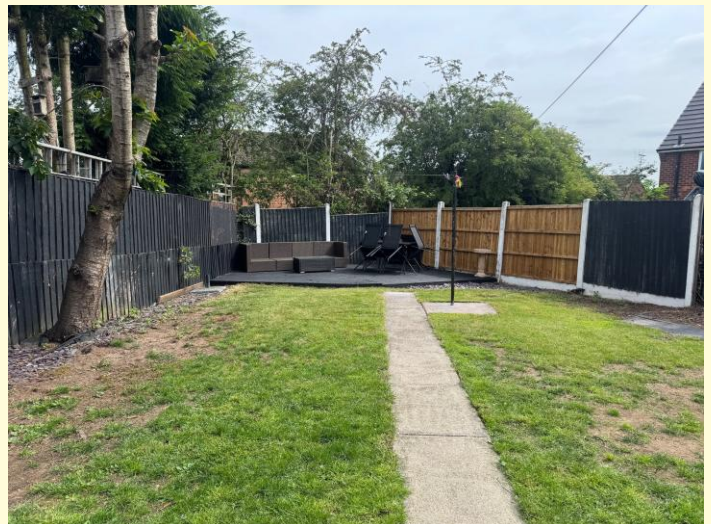
### **Bathroom**

Fitted with a white three-piece suite comprising a panelled bath, fitted wash hand basin and a low flush WC, along with a separate fitted shower cubicle.



### **Outside**

To the rear and side of the property is an excellent sized garden area, which is mainly laid to lawn and features a decking area, perfect for outdoor entertaining.





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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.