



30 LYNCHET LANE WORKSOP, S81 7AN

£280,000
FREEHOLD

****GUIDE PRICE £280,000-£300,000****

For sale is this immaculately presented four-bedroom detached family home, tucked away in a quiet cul-de-sac within a highly sought-after area of Worksop. Ideally positioned close to local shops, well-regarded schools, and a range of everyday amenities, the property also offers excellent transport links to the A1 and M1 motorway networks. This spacious and versatile home briefly comprises: A welcoming entrance hall leads into a well-proportioned living room, a separate dining room, and an extended sitting room, perfect for modern family living, along with a fitted kitchen, utility room, and a convenient downstairs WC. To the first floor are four well-proportioned bedrooms, including a master bedroom with en-suite, and a contemporary three-piece family bathroom suite. Externally, the property boasts an extensive rear garden, surrounded by woodland and offering a high degree of privacy. The garden features a block-paved patio and a decking area, ideal for outdoor entertaining. A driveway providing AMPLE parking and access to the garage.

**Kendra
Jacob**

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JBS Estates

30 LYNCHET LANE

- GUIDE PRICE £280,000-£300,000 • FOUR GOOD SIZE BEDROOMS • EN-SUITE TO THE MASTER BEDROOM • EXTENDED SITTING ROOM • DOWNSTAIRS WC • EXTENSIVE GARDENS • DRIVEWAY PROVIDING AMPLE PARKING • UTILITY ROOM



ENTRANCE HALL

Welcoming entrance hall featuring a composite front door, central heating radiator, laminate flooring, and staircase leading to the first-floor accommodation.

LIVING ROOM

A generously sized living room with a front-facing double-glazed window, laminate flooring, central heating radiator, TV point, power sockets, and useful under-stairs storage. Open access leads into the dining area.

DINING ROOM

A well-proportioned dining room with a central heating radiator and ample space for a large dining table. Provides access to the kitchen and features double-glazed French doors opening into the conservatory.

EXTENDED SITTING ROOM

An excellent additional reception room with rear and side-facing double-glazed windows and a side access door leading to the garden. Includes a central heating radiator, laminate flooring, TV point, and power sockets. The solid roof allows for comfortable year-round use.

KITCHEN/DINER

Fitted with a range of high and low-level units and work surfaces incorporating a stainless steel sink and drainer. Includes a gas hob with electric oven and grill, extractor hood, and space for a large fridge and freezer. Plumbing for a dishwasher, tiled flooring, central heating radiator, and a rear-facing double-glazed window. Provides access to the utility room.

UTILITY ROOM

Fitted with base units and work surfaces with an inset stainless steel sink and drainer. Includes plumbing for a washing machine, power sockets, central heating radiator, tiled flooring, and a wall-mounted boiler. Side-facing double-glazed window and rear access door to the garden. Access to the downstairs WC.

DOWNSTAIRS WC

Comprising a pedestal wash hand basin, low flush WC, central heating radiator, tiled flooring, and a side-facing obscure double-glazed window.

FIRST FLOOR-LANDING

With loft access, power sockets, and a built-in storage cupboard.

BEDROOM ONE

A spacious double bedroom with a rear-facing double-glazed window overlooking the garden and woodland. Features a central heating radiator, TV point, power sockets, decorative wall finish, and access to the en-suite.

EN SUITE

Fitted with a three-piece suite comprising a shower enclosure, wash hand vanity unit with storage, and low flush WC. Includes vinyl flooring, partially tiled walls, central heating radiator, extractor fan, and obscure window.

BEDROOM TWO

A double bedroom with a front-facing double-glazed window, central heating radiator, and power sockets.

BEDROOM THREE

A further double bedroom with a rear-facing double-glazed window overlooking the garden and woodland. Features decorative wall panelling, laminate flooring, central heating radiator, power sockets, and a built-in airing cupboard.

BEDROOM FOUR

A good-sized bedroom with a front-facing double-glazed window, central heating radiator, and power sockets.

BATHROOM

Comprising a panel bath with shower over, wash hand vanity unit, and low flush WC. Features vinyl flooring, partially tiled walls, central heating radiator, extractor fan, shaver point, and a front-facing obscure double-glazed window.

EXTERNAL

To the front of the property is a driveway providing parking for multiple cars and is nestled away in a cul-de-sac location. The property boasts an extensive rear garden, featuring a main lawn and a block-paved seating area with fenced boundaries. Steps leading down to a decking area, ideal for outdoor entertaining. Surrounded by mature woodland, the garden offers a high degree of privacy.

GARAGE

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ADDITIONAL INFORMATION

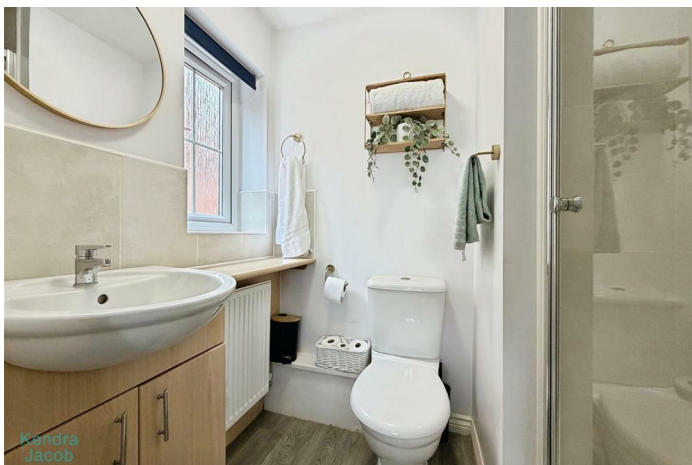
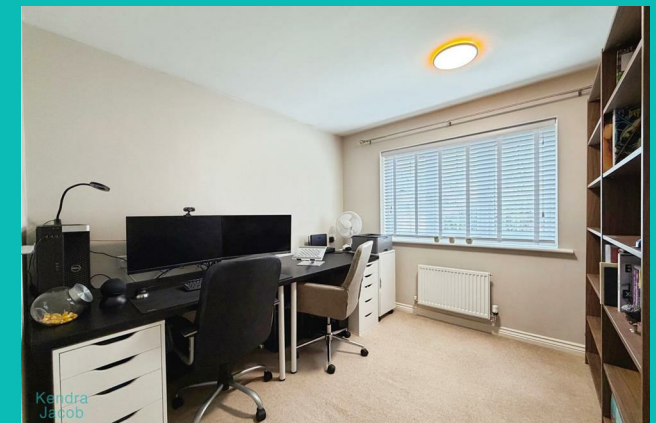
Local Authority – Bassetlaw

Council Tax – Band D

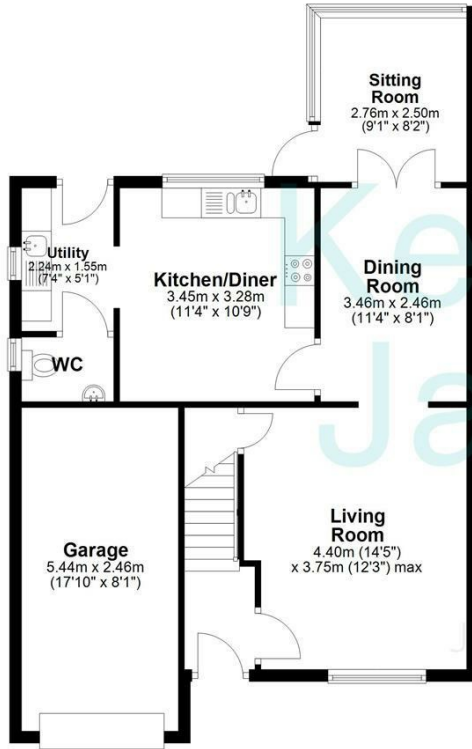
Viewings – By Appointment Only

Floor Area – 1363.40 sq ft

Tenure – Freehold



Ground Floor
Approx. 68.5 sq. metres (737.2 sq. feet)



First Floor
Approx. 58.2 sq. metres (626.2 sq. feet)



Total area: approx. 126.7 sq. metres (1363.4 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 | | 77 | 81 |
| (55-68) D | | | |
| (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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