



1 LITTLE LANE WORKSOP, S81 8ET

£230,000
FREEHOLD

****GUIDE PRICE £230,000-£250,000****

Situated on a generous corner plot in the sought-after village of Blyth, this three-bedroom semi-detached property offers spacious accommodation and excellent outdoor space. Ideally located close to the A1 motorway network, local shops, pubs, and a range of other amenities, this home is perfect for families, commuters, or those seeking village life with great connectivity.

The ground floor comprises an inviting entrance hall, a comfortable living room, and a spacious kitchen/diner ideal for entertaining. Upstairs, you'll find three well-proportioned bedrooms and a modern bathroom suite.

Externally, the property boasts extensive gardens mainly laid to lawn, complemented by a decking area perfect for outdoor dining or relaxation. The plot also benefits from two separate garages, providing ample storage or off-street parking potential.

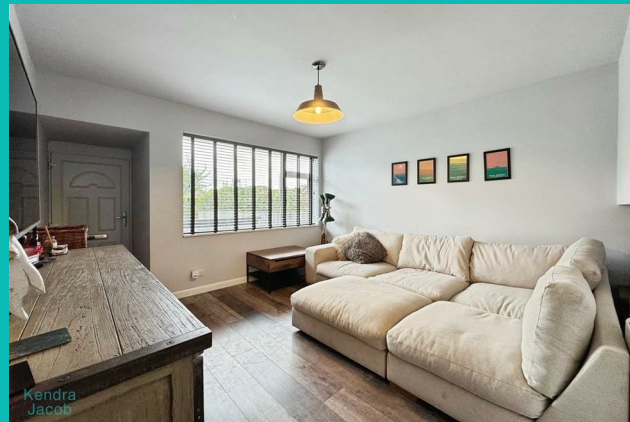
**Kendra
Jacob**

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1 LITTLE LANE

• SEMI-DETACHED • THREE
BEDROOMS • POSITIONED ON AN EXTENSIVE
CORNER PLOT • TWO GARAGES • LOCATED IN
A DESIRABLE VILLAGE • ELECTRIC HEATING
ONLY • RESIN DRIVEWAY • CLOSE TO THE A1,
SHOPS, PUBS AND OTHER AMENITIES • IDEAL
FOR A FIRST TIME BUYER



ENTRANCE HALL

With a front facing UPVC entrance door and access into the living room.

LIVING ROOM

With a front facing double glazed window, power points, TV point and wall mounted electric radiator.

KITCHEN/DINER

Fitted with a range of wall and base units, complemented by roll-top work surfaces and a black sink with drainer. The kitchen features an integrated induction hob with electric oven below and a cooker hood above. Multiple power points are conveniently located throughout. There is ample space for a dining table, making it ideal for entertaining. Additional features include a wall-mounted electric radiator and a rear-facing double-glazed window. A rear door provides access to the outside, while double French doors open directly onto the garden, allowing plenty of natural light to flood the room. Stairs lead to the first floor, with an understairs storage cupboard housing plumbing for a washing machine.

FIRST FLOOR-LANDING

With loft access, three bedrooms and bathroom suite.

BEDROOM ONE

With a front facing double glazed window, power points and a wall mounted electric radiator.

BEDROOM TWO

With a front facing double glazed window, power points and a wall mounted electric radiator.

BEDROOM THREE

With a rear facing double glazed window, power points and a wall mounted electric radiator.

BATHROOM

A modern fitted suite comprising of a panelled bath with shower over, pedestal sink, low flush w/c, chrome towel radiator and rear facing double glazed window.

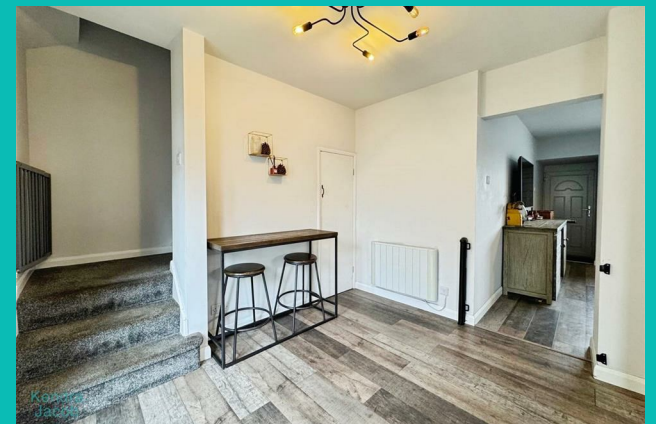
GARAGE

With a roller door, power and lighting.

EXTERNALLY

To the outside of the property is a Resin driveway, providing parking for 2 cars, access to the attached garage and a gated access leading to the garden. Further to the rear garden the property is positioned on a extensive corner plot offering a secondary detached garage, mainly laid to lawn, decking and patio areas with mature bushes and fencing surround giving extra privacy from the main highway.

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ADDITIONAL INFORMATION

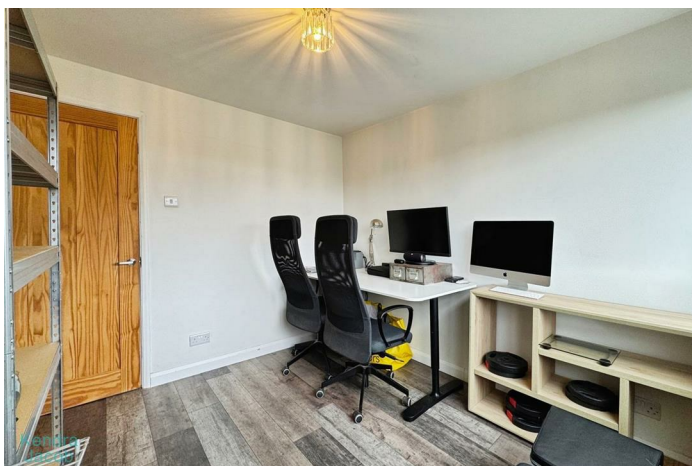
Local Authority – Bassetlaw

Council Tax – Band B

Viewings – By Appointment Only

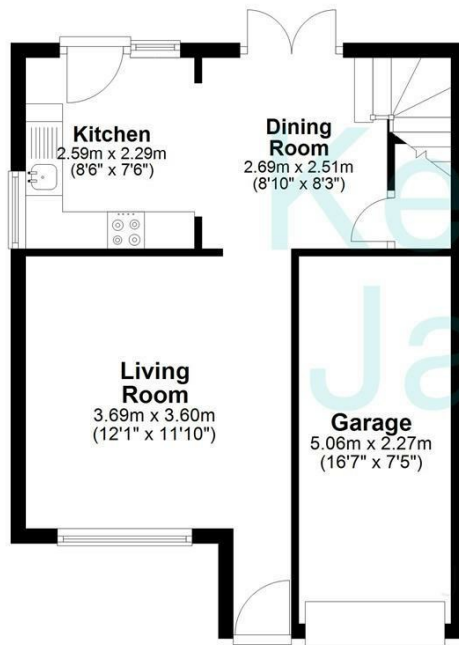
Floor Area – 851.50 sq ft

Tenure – Freehold



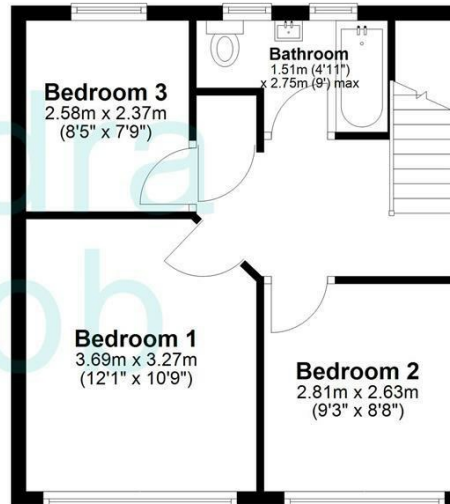
Ground Floor

Approx. 41.5 sq. metres (446.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.9 sq. feet)



Total area: approx. 79.1 sq. metres (851.5 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		87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	35	
(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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