

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

Yew Tree Cottage, Low Street, Carlton in Lindrick



- **Character Three Bedroom Cottage in a Backwater Central Village Location**
- **Two Reception Rooms Including Dining Room with Fireplace and Log Burner**
 - **Good Sized Breakfast Kitchen with Double Doors to the Rear Garden**
- **Master Bedroom with En Suite Walk In Shower, Jack & Jill Bathroom serving Two Bedrooms**
- **Established Front Garden, Enclosed Rear Garden and Gravel Driveway**
 - **Additional Rear Car Space**

Mellor and Beer are pleased to offer Yew Tree Cottage on Low Street, Carlton in Lindrick. This traditional three bedroom cottage sits in a tucked away central village position and provides well proportioned accommodation. The ground floor includes an entrance hall, front lounge, a separate dining room featuring a recessed fireplace with log burning stove, a useful utility with ground floor WC and a good sized breakfast kitchen with access to the garden via double doors. Upstairs the master bedroom has an en suite walk in shower with two further bedrooms linked by a jack and jill bathroom. Outside there's an established front garden, an enclosed rear garden, a gravel driveway and an additional recently acquired car space to the rear.

£ 375,000

Yew Tree Cottage, Low Street, Carlton in Lindrick S81 9EJ

In More Detail

Entrance Hall

Composite entrance porch and composite entrance door leading to the stairway to the first floor.

Lounge 4.21m x 5.05m (13'10" x 16'7")

Two double glazed windows to the front elevation, vaulted ceiling and central heating radiator.



Dining Room 5.00m x 4.21m (16'5" x 13'10")

Two double glazed windows to the front elevation. Recessed fireplace with raised hearth and inset log burning stove. Central heating radiator.



Utility Room 4.21m x 1.40m (13'10" x 4'7")

Fitted with a range of units with fitted work surface and inset sink until with mixer tap. Void for tumble dryer and washing machine with plumbing for automatic washing machine. Ground floor WC.



Kitchen 6.30m x 8.9m (20'8" x 8'9")

Range of fitted units comprising base drawers and high level cupboard units with complementary work surfaces. Inset sink until with mixer tap. Recess to house Leisure range style cooker with double oven, warming drawer, five ring hob plus griddle. Space for dining table. Feature fireplace. Double glazed double doors to the rear garden area; stable style composite door to the garden. Central heating radiator.



Master Bedroom 4.52 m x 4.52m (14'10" x 14'10")

Double glazed window to the front elevation. Fitted Wardrobe. Central heating radiator.



En Suite

Walk in shower area.

Bedroom 2 3.66m x 3.66m (12'0" x 12'0")

Double glazed windows to the front elevation. Central heating radiator.



Jack & Jill Bathroom

Fitted white suite comprising pedestal hand basin, low flush WC and panelled bath. Stainless steel towel rail.

Bedroom 3 2.74m x 2.21m (9'0" x 7'3")

Central heating radiator.



Front Garden

Pleasant backwater corner plot with established front garden including a variety of plants, shrubs and trees. Enclosed lawn area and well stocked borders.

Driveway / Parking

Gravel driveway providing vehicle hardstanding. Additional rear car space.

Rear Garden

Enclosed rear garden accessed via the side gate or from the kitchen's stable style door and double doors. Raied garden with formal sitting area, lawn and wood store.



