



Kendra  
Jacob



## 243 KILTON ROAD WORKSOP, S80 2EA

£140,000  
FREEHOLD

\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*

This immaculate and spacious three-bedroom semi-detached family home is situated in the highly sought-after Kilton area of Worksop, conveniently located close to local shops, reputable schools, supermarkets and the town centre. Beautifully presented throughout, the property perfectly combines traditional character features with modern family living. Offering generously proportioned accommodation over three floors, the home briefly comprises a welcoming living room with feature fireplace, spacious dining room ideal for entertaining, well-appointed fitted kitchen, two double bedrooms and a stylish four-piece family bathroom to the first floor, together with a substantial attic bedroom providing versatile additional space. Outside, the property benefits from low-maintenance gardens, a large enclosed rear garden with seating areas and a substantial detached garage suitable for a workshop, home office or additional storage. An early viewing is highly recommended to fully appreciate the size, presentation and excellent location this superb family home has to offer.

On street parking.

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# 243 KILTON ROAD

- \*\*\*\*GUIDE PRICE £140,000 - £150,000\*\*\*\*
- Immaculate and spacious three-bedroom semi-detached family home
- Situated in the highly sought-after Kilton area of Worksop
- Close to local shops, reputable schools, supermarkets and the town centre
- Beautifully presented throughout with traditional character features
- Spacious living room with attractive feature fireplace
- Generous dining room ideal for entertaining family and guests
- Well-appointed fitted kitchen with ample storage and workspace
- Large attic bedroom offering versatile additional living space
- Enclosed rear garden with detached garage suitable for a workshop or home office



## LOUNGE

A beautifully presented and immaculately maintained living room, enjoying a front-facing UPVC double glazed window and entrance door. This spacious reception room boasts stunning original coving to the ceiling, a central heating radiator and attractive laminated wood flooring. The focal point of the room is the elegant feature fireplace with marble hearth and inset, housing a charming gas coal-effect fire, creating a warm and traditional feel.

## INNER HALLWAY

A welcoming inner hallway with staircase rising to the first-floor landing and doors providing access to the living room and dining room.

## DINING ROOM

A generously proportioned dining room, ideal for family gatherings and entertaining guests. Featuring a rear-facing UPVC double glazed window, decorative coving to the ceiling, dado rail to the walls, central heating radiator, useful understairs storage cupboard and laminated wood flooring. A doorway leads through to the fitted kitchen.

## KITCHEN

A well-appointed fitted kitchen comprising a range of wall and base units with complementary work surfaces and matching splashbacks, incorporating a stainless steel sink unit with mixer tap. Integrated appliances include an electric oven and five-ring gas hob with extractor canopy above. There is additional space for freestanding appliances including a washing machine, tumble dryer and fridge freezer. Further benefits include tiled flooring,

central heating radiator, side-facing UPVC double glazed window and a side entrance door leading out to the rear garden.

## FIRST FLOOR LANDING

Having a central heating radiator and doors leading to two spacious double bedrooms and the family bathroom, with a further staircase rising to the attic bedroom.

## MASTER BEDROOM

A beautifully appointed and tastefully decorated spacious master bedroom featuring a front-facing UPVC double glazed window, decorative coving to the ceiling, central heating radiator and laminated wood flooring. An extensive range of fitted wardrobes spans one wall, providing excellent storage solutions.

## BEDROOM TWO

A further well-proportioned double bedroom with rear-facing UPVC double glazed window, coving to the ceiling, central heating radiator and laminated wood flooring.

## BATHROOM

A spacious and well-presented four-piece family bathroom suite comprising a corner panelled bath, walk-in shower enclosure with mains-fed shower and stylish splashback panelling, pedestal wash hand basin and low flush WC. Additional features include partial tiling to the walls, tiled flooring, coving to the ceiling, extractor fan, storage cupboard housing the wall-mounted combination boiler and a rear-facing obscure UPVC double glazed window.

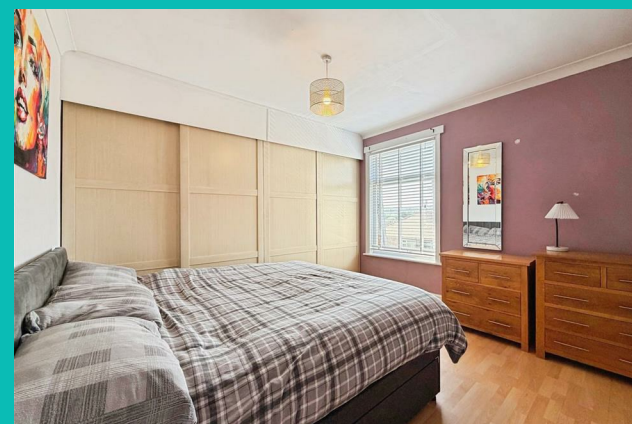
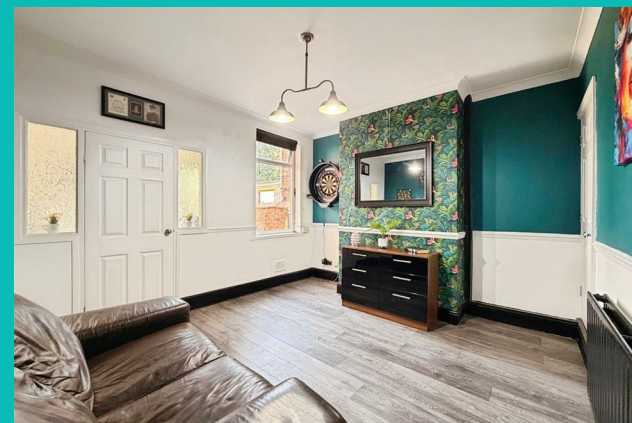
### ATTIC THIRD BEDROOM

A generously sized attic bedroom offering versatile additional living space, complete with rear-facing Velux window, exposed spindle balustrade and useful eaves storage.

### EXTERIOR

To the front of the property is a low-maintenance walled garden with side passageway and gated access leading to the rear. The enclosed rear garden is of an excellent size and features a paved seating area, decorative pebbled sections, artificial lawn, mature trees and flower beds. There is also a substantial detached garage offering versatile usage, ideal as a workshop, home office or additional storage space.

## 243 KILTON ROAD





243 KILTON ROAD

ADDITIONAL INFORMATION

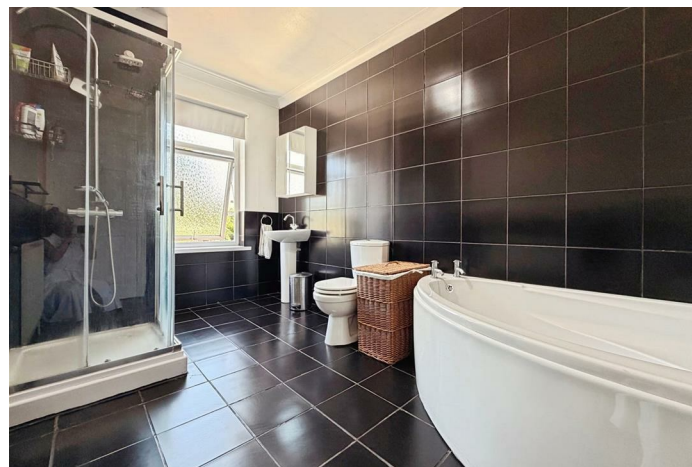
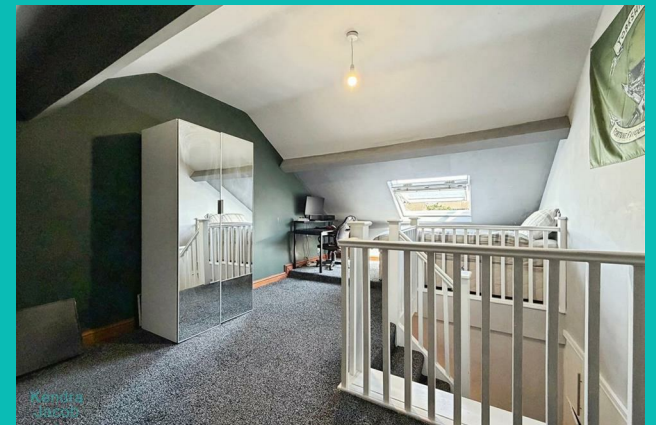
Local Authority – Bassetlaw

Council Tax – Band A

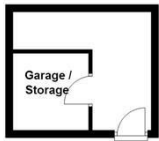
Viewings – By Appointment Only

Floor Area – 1118.00 sq ft

Tenure – Freehold



**Ground Floor**  
Approx. 54.5 sq. metres (587.0 sq. feet)

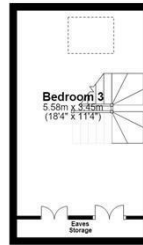


# Kendra Jacob

**First Floor**  
Approx. 42.2 sq. metres (454.3 sq. feet)

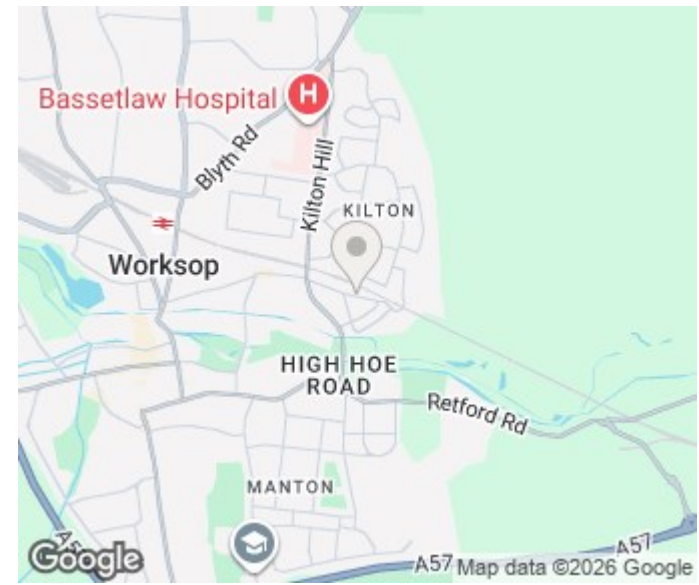


**Second Floor**  
Approx. 19.3 sq. metres (207.5 sq. feet) (excluding Eaves Storage)



Total area: approx. 116.0 sq. metres (1248.8 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) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>55</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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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