





CROSSLEA TINKERS HILL

WORKSOP, S81 9EP

£220,000

FREEHOLD

Situated in an attractive countryside setting, this well-proportioned three-bedroom property offers space and character making it an ideal purchase for families and those seeking additional space to work, relax or entertain. Located in the sought after village of Carlton-in-Lindrick that offers a pleasant village lifestyle, combining a range of local amenities with easy access to the surrounding countryside. The village benefits from a local Co-op supermarket, doctors' surgery, library, primary schools, several traditional pubs, a social club and community facilities. The property benefits from a welcoming entrance hall, a generous living room, a fitted kitchen/diner and an impressive extended sitting room with French doors opening onto the rear garden. There is also a useful ground floor cloakroom, three well-sized bedrooms and a traditional family bathroom suite.

Externally, the property continues to impress, with a front driveway providing off-road parking for two to three vehicles and an extensive enclosed rear garden with gated side access, decking area and three useful outbuildings. Two former kennel buildings benefit from hot and cold air conditioning, power and lighting, offering fantastic versatility and potential for use as a home gym, business space, hobby room or additional entertaining area. Further benefits include a recently installed central heating system, still under warranty, useful boarded loft storage and attractive countryside views from several rooms. With countryside walks accessible to both the front and rear, this property offers a wonderful combination of spacious living, practical features and exciting potential.

Kendra Jacob

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CROSSLEA TINKERS HILL

• TRADITIONAL 1950'S BUILD • EXTENDED SEMI-DETACHED FAMILY HOME • THREE BEDROOMS • THREE RECEPTION ROOMS • SURROUNDED WITH COUNTRYSIDE VIEWS TO THE FRONT & REAR • OUTBUILDINGS, PERFECT FOR BUSINESS PURPOSES, ENTERTAINMENT ROOM OR HOBBY ROOM • RECENTLY INSTALLED CENTRAL HEATING SYSTEM & COMES WITH WARRENTY • AIRCON UNITS FITTED TO THE PROPERTY AND OUTBUILDINGS • EXTENSIVE PLOT WITH PLENTY OF POTENTIAL





ENTRANCE HALL

Accessed via a front-facing composite entrance door, the hallway provides access to the main living accommodation, with stairs rising to the first floor and a central heating radiator.

LIVING ROOM

A well-proportioned reception room featuring a front-facing double-glazed window, coving to the ceiling and laminate flooring. The room also benefits from a gas fire with tiled hearth and surround, TV point and central heating radiator.

KITCHEN/DINER

Fitted with a range of wall and base units, complemented by work surfaces incorporating a stainless steel sink and drainer. Integrated appliances include a four-ring gas hob, electric oven and dishwasher. There is plumbing for a washing machine and a useful cupboard housing the central heating system, which was installed approximately one year ago and remains under warranty. Further features include splashback tiling, a side-facing double-glazed window and central heating radiator. Double doors provide access to the extended sitting room.

EXTENDED SITTING ROOM

A fantastic additional reception space, enjoying plenty of natural light from rear-facing double-glazed windows and French doors which open directly onto the garden. The room benefits from an air conditioning unit and Karndean flooring, with further access into the cloakroom.

CLOAKROOM

A fully tiled suite comprising a low-flush WC, wash hand basin and mirror, with tiled flooring.

FIRST FLOOR-LANDING

With a side-facing double-glazed window and access to the loft via a pull-down ladder. The loft is fully boarded, providing useful additional storage space.

BEDROOM ONE

A good-sized bedroom enjoying a rear-facing double-glazed window with attractive views across the surrounding countryside. Fitted wardrobes with sliding mirrored doors provide excellent storage, alongside a central heating radiator.

BEDROOM TWO

Another well-proportioned bedroom featuring a front-facing double-glazed window overlooking open fields and countryside. The room also benefits from a characterful cast iron fireplace and central heating radiator.

BEDROOM THREE

A further bedroom with a front-facing double-glazed window, laminate flooring and central heating radiator.

BATHROOM

A traditional bathroom suite comprising a freestanding bath, separate electric shower enclosure, high-level WC and pedestal wash hand basin. The room features wall panelling, partial tiling, a central heating radiator and a rear-facing obscure double-glazed window.

EXTERNAL/OUTBUILDINGS

To the front of the property is a driveway providing off-road parking for approximately two to three vehicles. To the rear is an extensive, enclosed garden, secured via gated side access. The garden is predominantly laid to concrete and also benefits from a separate decking area and three useful outbuildings. Two of the outbuildings were previously used as kennels and are equipped with hot and cold air conditioning units, power and lighting. These versatile spaces offer excellent potential for a variety of uses, whether as a home gym, business premises, hobby room or even a further entertainment space, such as a bar or games room.

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Kendra
Jacob







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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band B

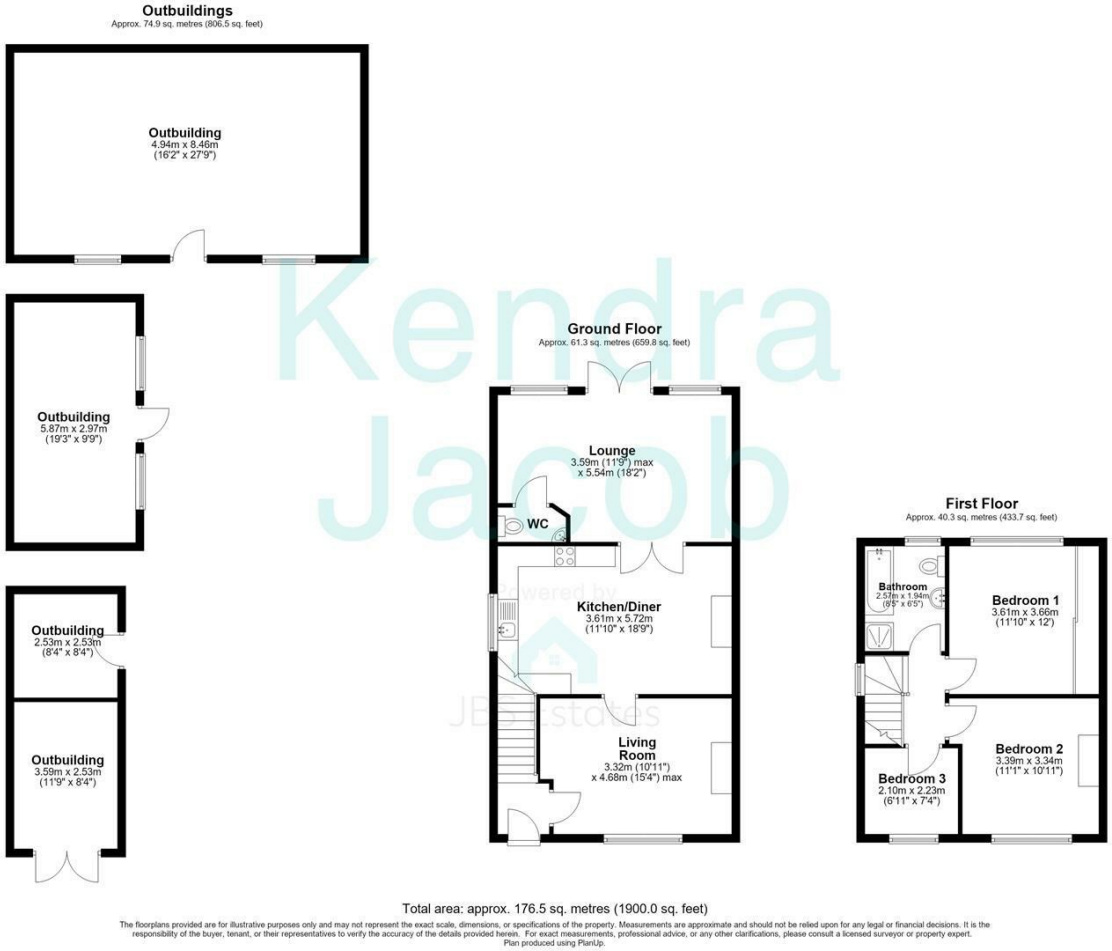
Viewings – By Appointment Only

Floor Area – 1900.00 sq ft

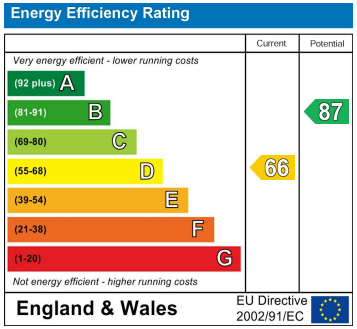
Tenure – Freehold











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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