



13 MASEFIELD PLACE WORKSOP, S81 0HB

£190,000
FREEHOLD

Offered for sale with NO CHAIN is this beautifully presented three-bedroom semi-detached home, thoughtfully improved by the current owner to create a stylish and spacious property, finished to an excellent standard throughout. Only by viewing can the quality and size on offer truly be appreciated.

Situated within the popular residential area of Kilton, the property is conveniently located within walking distance of local shops, schools, and Kilton Forest Golf Course, whilst also providing easy access to further amenities including doctors surgeries and Bassetlaw Hospital.

The property welcomes you via a decorative entrance hall leading into a contemporary fitted kitchen complete with integrated appliances and breakfast bar seating area. An inner hallway provides access to the modern downstairs shower suite and a generously sized living and dining room with patio doors opening onto the beautifully maintained south-facing rear garden.

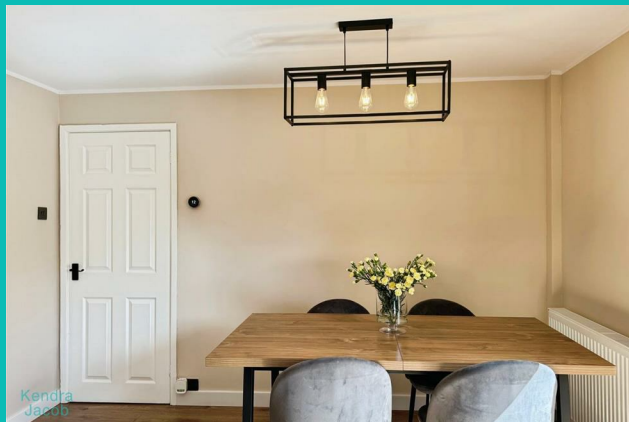
To the first floor are three well proportioned double bedrooms together with a modern three-piece family bathroom suite. Externally, the property enjoys both front and rear gardens, a block paved driveway, and occupies an extensive plot offering fantastic potential for further development or extension, subject to the necessary planning permissions.

Kendra
Jacob

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13, WORKSOP

- SEMI-DETACHED FAMILY HOME • TASTEFULLY DECORATED AND IMPROVED BY THE CURRENT OWNER • NEWLY FITTED CONTEMPORARY KITCHEN WITH INTEGRATED APPLIANCES • TWO BATHROOMS • EXTENSIVE REAR GARDEN • DRIVEWAY • THREE DOUBLE BEDROOMS • IDEAL FOR A FIRST TIME BUYER



ENTRANCE HALL

Entered via a front-facing UPVC entrance door, the welcoming hallway features decorative walls, tiled flooring, a central heating radiator, side-facing UPVC double glazed window, and stairs rising to the first floor.

KITCHEN/DINER

A contemporary fitted kitchen comprising a range of high and low level units with complementary work surfaces incorporating a composite sink with mixer tap. Breakfast bar with seating area. Integrated appliances include a four-ring gas hob with modern extractor hood above, electric oven, microwave space, and integrated dishwasher. Further benefits include porcelain tiled flooring, central heating radiator, power points, understairs storage, and front-facing UPVC double glazed windows.

INNER HALLWAY

With side-facing UPVC double glazed door, tiled flooring, power points, and access to the downstairs shower room and living room.

SHOWEROOM/UTILITY SPACE

A fully tiled suite comprising a shower enclosure with rainfall shower, pedestal wash hand basin, low flush WC, extractor fan, tiled flooring, plumbing for a washing machine, chrome towel radiator, and rear-facing obscure double glazed window.

LIVING ROOM

A generously sized reception room with rear-facing double glazed patio doors opening onto the landscaped rear

garden. Having laminate flooring, TV point, power points, and central heating radiator, with ample space for a family dining table.

FIRST FLOOR-LANDING

With loft access, front-facing double glazed window fitted with day and night blinds, and laminate flooring. The loft is partially boarded for additional storage.

BEDROOM ONE

A generous double bedroom with rear-facing double glazed window overlooking the garden, fitted with day and night blinds. Having built-in wardrobes, storage cupboard, laminate flooring, power points, and central heating radiator.

BEDROOM TWO

With rear-facing UPVC double glazed window fitted with day and night blinds, laminate flooring, central heating radiator, and power points.

BEDROOM THREE

A further double bedroom with front-facing UPVC double glazed window fitted with day and night blinds, fitted wardrobes to one wall, laminate flooring, central heating radiator, and power points.

BATHROOM

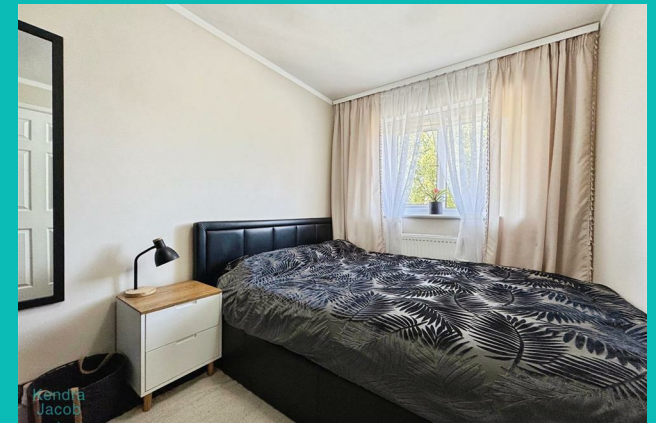
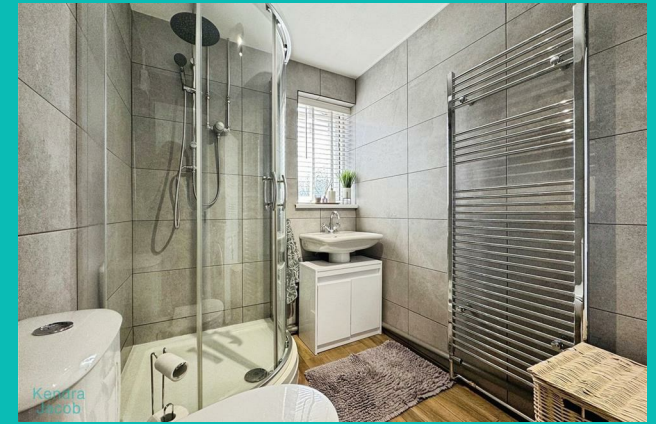
A fully tiled suite comprising a panelled bath with shower attachment, pedestal wash hand basin, low flush WC, central heating radiator, wall-mounted mirrored cabinet, front-facing obscure double glazed window, and laminate flooring.

EXTERNAL

To the front of the property is a mainly laid to lawn garden with block paved driveway and double wrought iron gates providing access.

Secure side gated access leads to the rear garden and useful outbuilding for storage. To the rear is an extensive south-facing garden, mainly laid to lawn and complemented by an Indian stone patio area, gravelled seating area, fenced boundaries, storage shed, outside tap, and pull-out canopy.

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ADDITIONAL INFORMATION

Local Authority – Bassetlaw

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 891.50 sq ft

Tenure – Freehold



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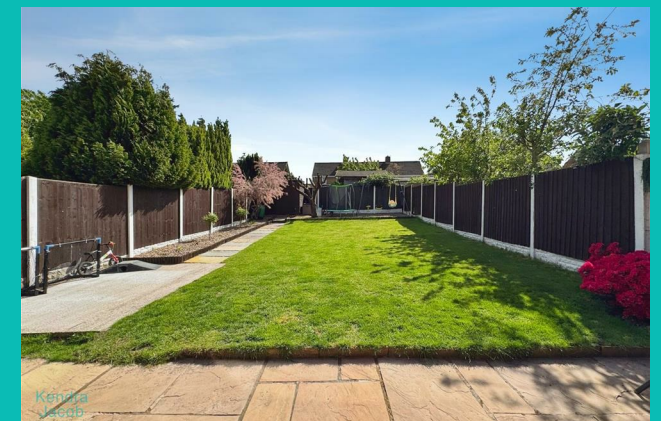
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Ground Floor

Approx. 41.5 sq. metres (446.8 sq. feet)



First Floor

Approx. 41.3 sq. metres (444.7 sq. feet)



Total area: approx. 82.8 sq. metres (891.5 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		83	84
(69-80) C			
(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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