



Kendra  
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## 13 DOLES LANE WORKSOP, S80 4SN

£340,000  
FREEHOLD

£340,000

Offered for sale with NO CHAIN is this well-presented, spacious, extended four-bedroom detached family home, located in the desirable village of Whitwell. The property enjoys open countryside views to the rear and is ideally positioned for countryside walks, local pubs, a doctor's surgery, shops, hairdressers, schools, and other amenities. Having been a much-loved home, the property offers a fantastic opportunity with plenty of potential for a new owner to make it their own. In brief, the property comprises an entrance porch, leading into a generous living room with double sliding doors opening into the dining room, and a fitted kitchen with access to the integral garage. To the first floor, there is a family bathroom suite, four well-proportioned bedrooms, and a master bedroom benefiting from an en-suite, dressing room, and balcony. Externally, the property boasts attractive front and rear gardens with well-maintained flowers, trees, and mature shrubs, complemented by decorative patterned concrete and a block-paved driveway. Also benefitting from a lawned garden, outbuildings, and a larger-than-average integral garage.

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# 13 DOLES LANE

- £340,000 • EXTENDED DETACHED FAMILY HOME • EN-SUITE & DRESSING AREA TO MASTER BEDROOM WITH BALCONY • LARGER THAN AVERAGE SIZE GARAGE • SURROUNDED WITH STUNNING OPEN VIEWS TO THE REAR • ATTRACTIVE FRONT AND REAR GARDENS • FOUR GOOD SIZE BEDROOMS • OUTBUILDINGS WITH POWER • DESIRABLE VILLAGE LOCATION • TWO RECEPTION ROOMS



## ENTRANCE PORCH

With a front-facing UPVC entrance door with double-glazed UPVC windows allowing additional natural light, and a further UPVC door leading into the living area and a central heating radiator.

## LIVING ROOM

A spacious room with a front-facing double-glazed UPVC window, traditional coving to the ceiling, and stairs leading to the first floor. Includes central heating radiators, power points, TV point, and a gas fire with marble hearth and surround. Double sliding doors giving access into the dining room.

## DINING ROOM

With a rear-facing double-glazed UPVC window, central heating radiator, traditional coving to the ceiling, and power points. Provides access to the kitchen.

## KITCHEN

Fitted with a range of wall and base units, work surfaces incorporating a stainless steel sink and drainer, space for an gas oven, power points, and a central heating radiator. Features a rear-facing double-glazed PVC window, PVC ceiling, and access into the garage.

## FIRST FLOOR-LANDING

With loft access, coving to the ceiling, and power points.

## BEDROOM ONE

A generously sized bedroom featuring double-glazed UPVC windows to the front and side, along with a UPVC double glazed door opening onto a balcony. Includes central

heating radiators, laminate flooring, power points, coving to the ceiling, and access to a dressing area and en-suite.

## DRESSING ROOM

With a rear-facing double-glazed UPVC window and a central heating radiator.

## EN SUITE

A fully tiled suite comprising a shower enclosure, wash hand vanity unit, low-flush WC, and storage area. Also features a wall-mounted mirror, PVC ceiling, central heating radiator, and a rear-facing obscure double-glazed UPVC window.

## BEDROOM TWO

With a rear-facing double-glazed UPVC window overlooking the beautiful greenery and the attractive rear garden,. Additional features including central heating radiator, power points, and a built-in storage cupboard with shelving.

## BEDROOM THREE

With a front-facing double-glazed UPVC window, central heating radiator, and power points.

## BEDROOM FOUR

With a front-facing double-glazed UPVC window, central heating radiator, power points, and a built-in storage cupboard with shelving.

## BATHROOM

A fully tiled suite comprising a panelled bath with electric shower, wash hand vanity unit, low-flush WC, wall-mounted mirrors, central heating radiator, and a rear-facing obscure double-glazed UPVC window.

## EXTERNAL

To the front of the property is an attractive frontage featuring a block-paved driveway providing off-road parking and access to the integral garage, bordered by well-maintained flowers, trees, and mature shrubs, with decorative patterned concrete. Gated access to the sides leads to an enclosed rear garden, mainly laid to lawn and complemented by beautiful flowerbeds, shrubs, and plants. The garden also benefits from fenced boundaries, paved patio areas, an outside tap, and access to fantastic outbuildings.

## INTEGRAL GARAGE

A larger-than-average garage featuring a manual door, rear access door, and a rear-facing double-glazed window. The space benefits from power and lighting, and includes additional features such as a wall-mounted boiler, wall and base units, work surfaces incorporating a composite sink and drainer, and plumbing for a washing machine.

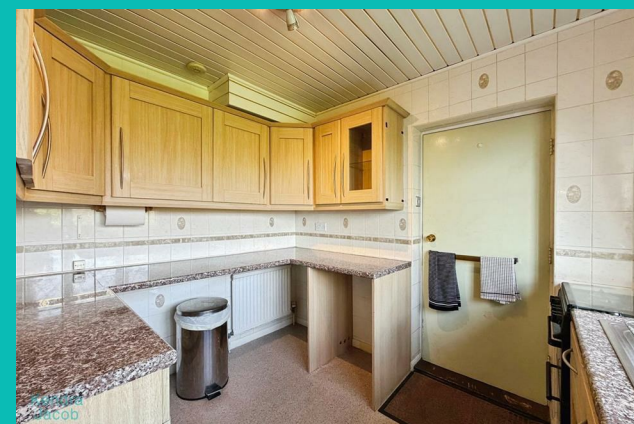
## OUTBUILDINGS

Equipped with power points, lighting and a double-glazed windows

## SECOND GARAGE/OUTBUILDING

With power point, lighting and double secured doors.

## 13 DOLES LANE





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## ADDITIONAL INFORMATION

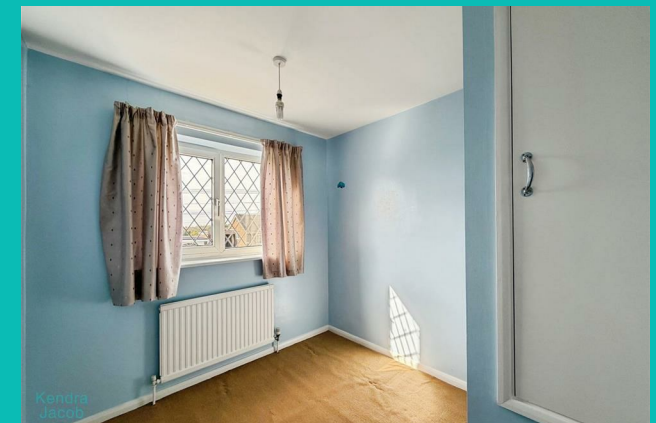
**Local Authority** – Bolsover

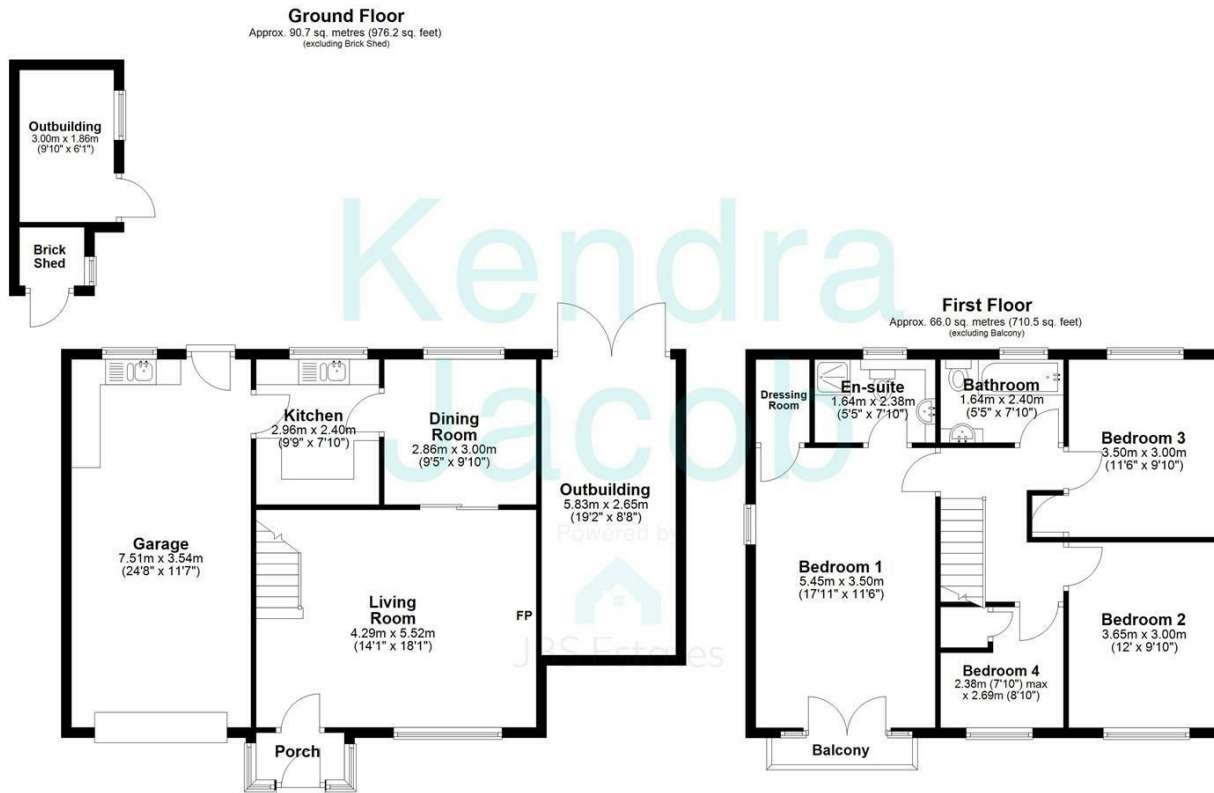
**Council Tax** – Band C

**Viewings** – By Appointment Only

**Floor Area** – 1686.70 sq ft

**Tenure** – Freehold





Total area: approx. 156.7 sq. metres (1686.6 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		
(69-80)	C		
(55-68)	D	71	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
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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