



291 KILTON ROAD WORKSOP, S80 2EA

£135,000
FREEHOLD

****GUIDE PRICE £135,000-£140,000****

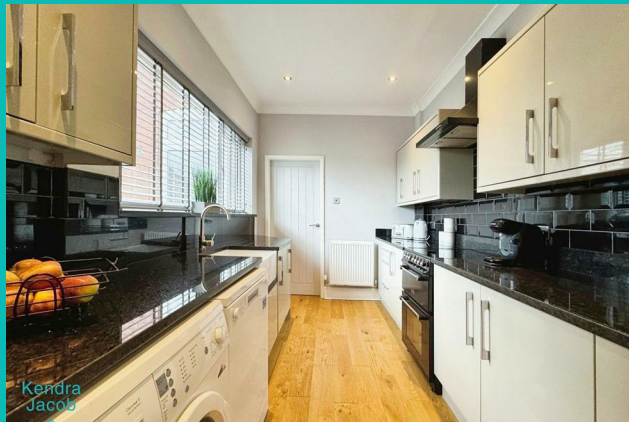
A beautifully presented two/three bedroom semi detached family home, located within walking distance of Worksop's town centre, train station, local schools, amenities, A1 and M1 motorway links. The property boasts stunning living accommodation finished to a high standard throughout, offering spacious living accommodation. The property briefly comprises of a well proportioned living room with a featured fire place, separate dining room and a high quality fitted kitchen. The first floor sees two double bedrooms and an occasional third bedroom with a sliding door giving access to the luxury shower room. Externally the property is approached by wrought iron leading to a block paved front garden and gate access to the enclosed maintained rear garden with a brick built store. No upper chain. On street parking.

Kendra
Jacob

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291 KILTON ROAD

- BEAUTIFULLY PRESENTED SEMI DETACHED FAMILY HOME
- NO UPPER CHAIN
- MODERN HIGH GLOSS KITCHEN WITH GRANITE WORK SURFACES
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- OCCASIONAL THIRD BEDROOM
- LUXURY SHOWER ROOM
- LOW MAINTENANCE FRONT AND REAR GARDENS
- SUPERB LOCATION
- CLOSE TO SCHOOLS, SHOPS, TOWN CENTRE, A1 & M1 MOTORWAY LINKS



LIVING ROOM

An attractive, spacious living room, front facing UPVC double glazed bay window, front, facing UPVC double glazed entrance door, coving to the ceiling, central heating radiator, dado rail to the walls, wall lighting, power points, TV point and the focal point of this room is a modern fireplace with a marble hearth and pebble effect electric fire.

INNER HALLWAY

Having a bi-fold door giving access to a large under stair storage cupboard and natural wood flooring continuing through into the dining room.

DINING ROOM

A well appointed and decorated dining room, rear facing UPVC double glazed window, coving to the ceiling, central heating radiator, power points, TV point and doors giving access to the staircase and kitchen.

KITCHEN

A modern high gloss kitchen comprising of a range of wall and units with complementary granite work surfaces incorporating a ceramic sink unit with mixer tap, freestanding appliances including a washing machine, dishwasher and electric cooker, partly tiled to the walls, natural wood flooring, coving to the ceiling, central heating radiator, downlighting to the ceiling, side facing UPVC double glazed window, wall mounted combination central heating boiler which is set behind matching cupboard fronts and door giving access to the rear entrance hall.

REAR HALL

Having a side facing UPVC double glazed window, natural wood flooring and space for an American style fridge freezer.

FIRST FLOOR LANDING

Having a central heating radiator, coving to the ceiling, dado rail to the walls and doors giving access to three bedrooms.

BEDROOM ONE

A spacious master bedroom, front facing UPVC double glazed window, coving to the ceiling, central heating radiator, power points and TV point.

BEDROOM TWO

A second double bedroom, rear facing UPVC double glazed window, coving into the ceiling, central heating radiator, power points, TV point and a door leading to a large storage cupboard with hanging rail, shelving and access to the loft space.

OCCASIONAL THIRD BEDROOM

Having a side facing UPVC double glazed window, coving into the ceiling, central heating radiator, power points, TV point and a sliding glass door leading into the shower room.

SHOWER ROOM

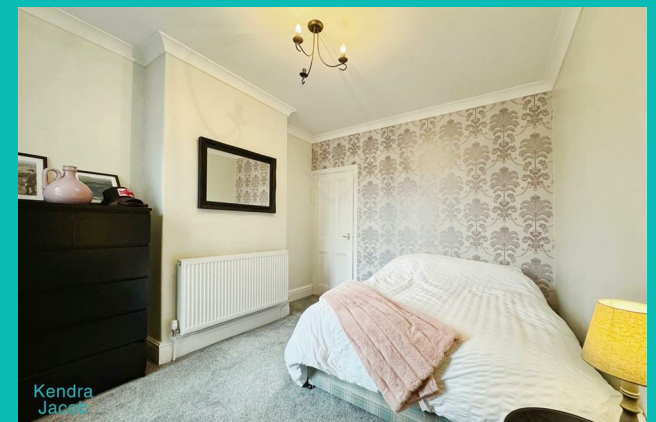
A luxury three-piece suite in white comprising of a corner shower unit with a mains run waterfall shower with separate attachment, vanity hand wash basin, low flush WC, fully tiled to the walls, tiled flooring, downlighting into the ceiling and a rear facing UPVC double glazed window.

OUTSIDE

To the front of the property is a low maintenance wall garden with wrought iron railings and gate leading into the front door and side gate access to the rear of the property. To the rear of the property is an enclosed low maintenance garden, block paved seating area, artificial grass with low maintenance, pebbled borders, brick built store, outside lighting and outside water tap .

The property has on street parking.

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ADDITIONAL INFORMATION

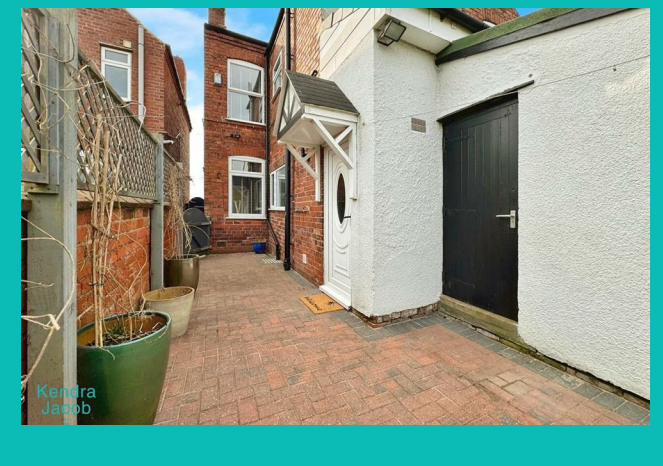
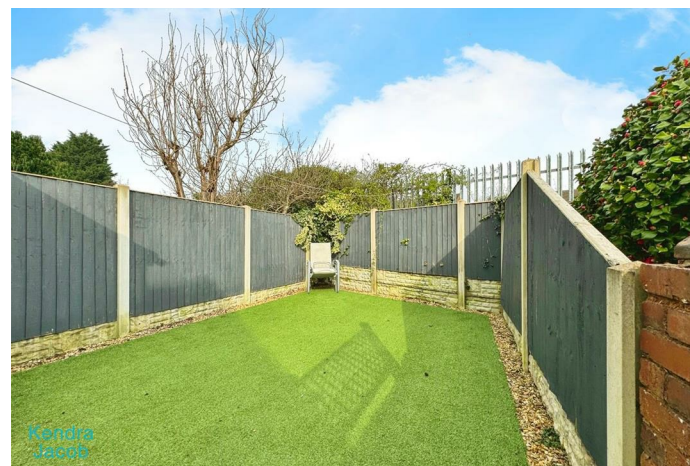
Local Authority –

Council Tax – Band A

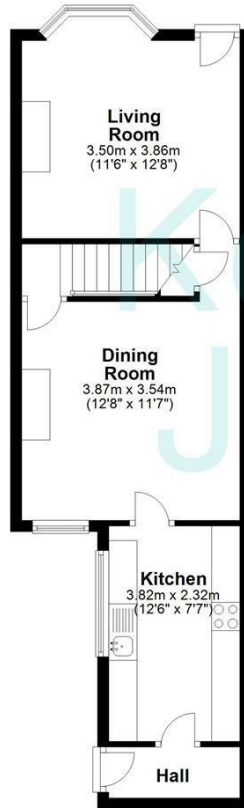
Viewings – By Appointment Only

Floor Area – sq ft

Tenure – Freehold



Ground Floor
Approx. 43.2 sq. metres (464.6 sq. feet)



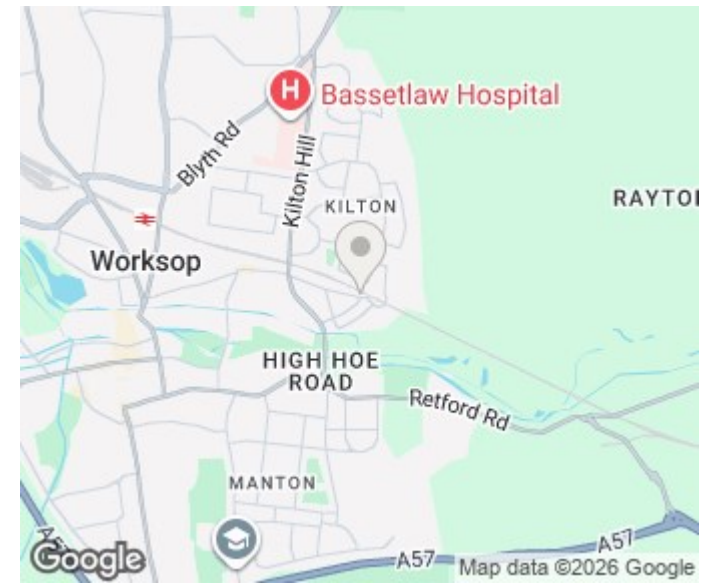
First Floor
Approx. 39.7 sq. metres (427.5 sq. feet)



Total area: approx. 82.9 sq. metres (892.1 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.
Plan produced using PlanUp.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		56	
(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

Kendra Jacob Estate Agents
Six Oaks Grove
Retford
DN220RJ

01909 492 116
Kendrajacob@jbs-estates.com

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