



56 MANOR GROVE WORKSOP, S80 3QU

£235,000
FREEHOLD

An immaculately presented and extended three-bedroom link-detached family home, situated in the highly sought-after area of St Annes, Worksop. Ideally located close to local shops, reputable schools, amenities, and offering excellent transport links via the A1 and M1 motorways, this stylish and contemporary property is perfect for modern family living.

Internally, the home boasts a welcoming entrance hallway, a beautifully decorated living room with a striking marble fireplace, a modern downstairs WC, and a spacious open-plan kitchen, dining and sitting area with integrated appliances and French doors leading to the rear garden. The first floor offers three well-proportioned bedrooms, including a master with en-suite, and a stylish family bathroom.

Externally, the property features a neatly maintained front garden with a driveway leading to the integral garage, and an enclosed rear garden with a lawn, pebbled borders, and a raised decked seating area, paved patio seating areas-ideal for outdoor entertaining.

This turn-key home offers both style and functionality in a prime location, making it an exceptional opportunity for families and professionals alike.

**Kendra
Jacob**

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56 MANOR GROVE

- Immaculately presented extended three-bedroom link-detached family home
- Located in the sought-after St Annes area of Workop
- Close to local shops, schools, amenities, and excellent transport links (A1 & M1)
- Spacious and stylish open-plan kitchen, dining, and sitting area
- Contemporary kitchen with integrated appliances and Karndean flooring
- Elegant living room featuring a marble fireplace and pebbled-effect gas fire
- Master bedroom with modern en-suite shower room
- Two further well-proportioned bedrooms and a stylish family bathroom
- Attractive enclosed rear garden with raised decking and lawn
- Driveway, integral garage, and well-maintained front garden



ENTRANCE HALLWAY

A stylish and inviting entrance hallway, accessed via a modern composite front door. Beautifully presented with a side-facing uPVC double glazed window, decorative coving to the ceiling, dado rail to the walls, central heating radiator, and luxury Karndean flooring. Internal doors provide access to the downstairs WC and living room.

DOWNSTAIRS WC

Elegantly appointed with a white low-level WC and a vanity hand wash basin with tiled splashback. Featuring dado rail detailing, central heating radiator, Karndean flooring, and a front-facing obscure uPVC double glazed window.

LIVING ROOM

A beautifully decorated and generously proportioned living space, enjoying a front-facing uPVC double glazed window, coving to the ceiling, two central heating radiators, and a large built-in storage cupboard. The focal point of the room is a stunning marble fireplace with a contemporary pebble-effect gas fire, complemented by Karndean flooring.

OPEN PLAN KITCHEN SITTING DINING ROOM

This impressive open-plan space offers modern family living with a sleek, shaker-style kitchen fitted with a range of wall and base units, complemented by high-quality work surfaces and an inset sink with mixer tap. Integrated appliances include an electric double oven, induction hob with extractor fan above, fridge-freezer, and dishwasher, with plumbing for an automatic washing machine discreetly

housed behind matching cabinetry.

Ceiling downlights and Karndean flooring flow seamlessly through to the dining and sitting areas. The dining area benefits from a side-facing uPVC double glazed window and central heating radiator. The sitting room, currently utilised as a playroom, features rear and side-facing uPVC double glazed windows, as well as both single and double French doors opening out onto the rear garden. Additional features include downlighting, a central heating radiator, and internal access to the integral garage.

FIRST FLOOR LANDING

A bright and spacious landing with a side-facing uPVC double glazed window, coving to the ceiling, dado rail, spindle balustrade, cylinder cupboard and an additional storage cupboard with hanging rail. Doors lead to three well-proportioned bedrooms and the family bathroom.

MASTER BEDROOM

A stylish and spacious principal bedroom, front-facing uPVC double glazed window, coving to the ceiling, dado rail, central heating radiator, and access to a contemporary en-suite shower room.

EN-SUITE SHOWER ROOM

Finished to a high standard with a walk-in shower enclosure featuring a mains shower, vanity hand wash basin, chrome heated towel rail, full wall and floor tiling, and an electric extractor fan.

BEDROOM TWO

A generous second double bedroom with a rear-facing

uPVC double glazed window, coving to the ceiling, central heating radiator, and built-in double wardrobes.

BEDROOM THREE

A well-sized third bedroom with a front-facing uPVC double glazed window and central heating radiator.

FAMILY BATHROOM

A modern three-piece suite in white comprising a panelled bath with mixer shower tap, pedestal hand wash basin and low flush WC. Fully tiled to the walls, with tile-effect vinyl flooring, coving to the ceiling, central heating radiator, electric shaver point, extractor fan and a rear-facing obscure uPVC double glazed window.

EXTERIOR

To the front of the property is a neatly maintained open-plan lawned garden with a paved driveway leading to the garage. A paved pathway and side gate provide access to the rear garden.

The rear garden is a private and enclosed outdoor space, predominantly laid to lawn with low-maintenance pebbled borders, paved patio seating areas, a raised decked seating area, external lighting, and an outdoor water tap—perfect for summer entertaining.

INTEGRAL GARAGE

Featuring an electric roller door, wall mounted central heating boiler, rear facing window, power and lighting.

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ADDITIONAL INFORMATION

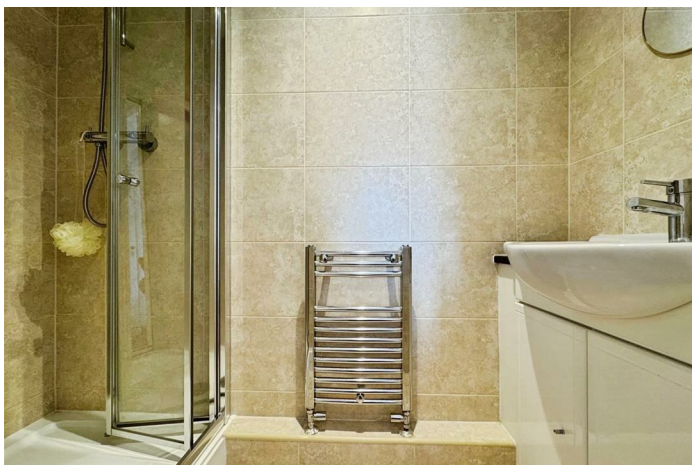
Local Authority – Bassetlaw

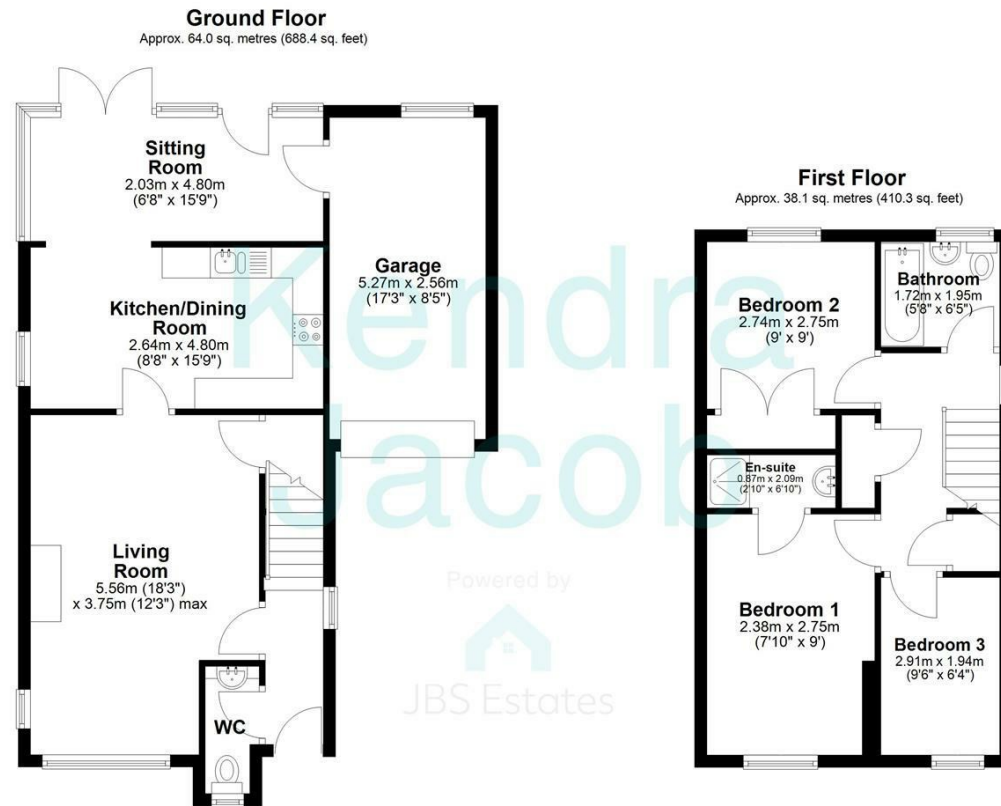
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1098.70 sq ft

Tenure – Freehold

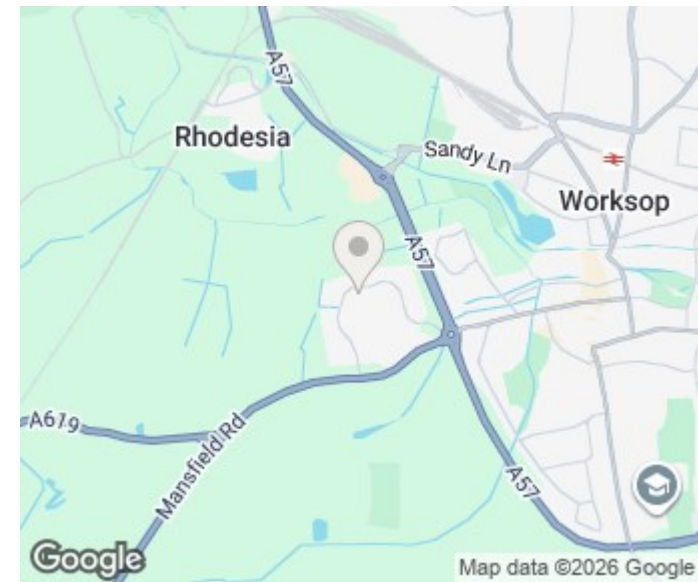




Total area: approx. 102.1 sq. metres (1098.7 sq. feet)

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	70	77
(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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