

Kingston Road, Carlton-In-Lindrick Worksop S81 9HF

# welcome to

# **Kingston Road, Carlton-In-Lindrick Worksop**

Guide Price £100,000-£110,000

Offered for sale is this THREE bedroom SEMI DETACHED NON-STANDARD CONSTRUCTION home located in the village of Carlton-In-Lindrick close to an array of essential amenities including the Village doctors surgery and pharmacy and two Primary Schools.













# Kingston Road, Carlton-In-Lind Lounge

10' 2" x 8' 9" ( 3.10m x 2.67m )

Front facing double glazed window and a central heating radiator.

#### **Dining Room**

15' 8" x 8' 4" ( 4.78m x 2.54m )

Rear facing double glazed window, central heating radiator.

#### **Kitchen**

19' 7" x 7' 8" ( 5.97m x 2.34m )

Fitted with a range of wall and base units with worksurfaces over incorporating a sink and drainer, integrated oven and hob, side facing double glazed window, side facing entrance door.

#### Landing Bedroom One

10' 4" x 13' 4" ( 3.15m x 4.06m )

Double bedroom with a front facing double glazed window and central heating radiator.

#### **Bedroom Two**

8' 10" x 12' 8" ( 2.69m x 3.86m )

Double bedroom with a rear facing double glazed window and central heating radiator.

#### **Bedroom Three**

8' 5" x 4' 7" ( 2.57m x 1.40m )

Front facing double glazed window and a central heating radiator.

#### **Bathroom**

Fitted with a three piece suite comprising of plumbing for a bath which will be fitted, WC, wash and basin, central heating radiator and a rear facing double glazed window.

#### **Exterior**





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# Kingston Road, Carlton-In-Lindrick Worksop

- COUNCIL TAX BAND: A & TENURE: FREEHOLD
- NEW BOILER FITTED LAST YEAR
- THREE BEDROOM SEMI DETACHED
- DRIVEWAY AND GARAGE PROVIDING OFF STREET PARKING
- POPULAR VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: A

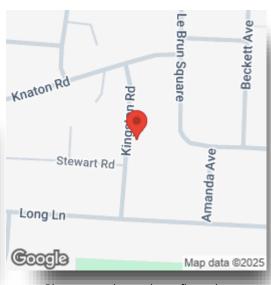
# guide price

# **f100 000**









Please note the marker reflects the postcode not the actual property

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Property Ref: WKS115033 - 0017 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





# 01909 500505



Worksop@williamhbrown.co.uk



80 Bridge Street, WORKSOP, Nottinghamshire, S80 1JA



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.