



25 Model Lane, Creswell

£185,000 Freehold

Charming 3-bed semi in Creswell with dual aspect lounge, modern kitchen, WC, garage, enclosed garden, summer house, and parking for 4. Ideal for families seeking comfort and space.

Council Tax band: B

Tenure: Freehold

Welcome to this charming three-bedroom semi-detached located on Model Lane in the picturesque village of Creswell, Worksop.

As you step inside, you are greeted by a lovely dual aspect reception room, ideal for relaxing after a long day or entertaining guests, then step through to the modern dining kitchen, perfect for hosting family gatherings or enjoying a quiet meal.

With a ground floor WC, and a family bathroom, there will be no more morning queues for the WC. The garage, fitted with a partial dry kitchen, offers additional space and convenience for storage or DIY projects.

Outside, the property features an enclosed garden with a delightful summer house, providing a tranquil retreat for enjoying a cup of tea on a sunny afternoon. Parking will never be an issue with space for up to four vehicles, making hosting friends and family a breeze.

This modern property offers 867 sq ft of living space, perfect for a growing family or those looking for a comfortable home in a peaceful location. Don't miss the opportunity to make this lovely house your new home.





Entrance Hall

A composite style entrance door, radiator and vinyl flooring.

Lounge

16' 2" x 10' 6" (4.92m x 3.20m)

Double glazed window to front, double glazed window to side, radiator, fitted carpet, telephone point, TV point and door to storage cupboard.

Kitchen / Dining Room

13' 7" x 10' 6" (4.13m x 3.20m)

Equipped with a coordinated range of base and wall units topped with worktop space, the kitchen includes a stainless steel sink with a single drainer and mixer tap, complemented by ceramic tile splashbacks. The wall-mounted, concealed gas combination boiler provides heating and hot water, complete with a heating timer control. There's plumbing for both a washing machine and dishwasher, along with space for a fridge/freezer. Additional features include a built-in electric fan-assisted oven, a four-ring gas hob with an extractor hood, a double-glazed window overlooking the rear, a radiator, vinyl flooring, and double-glazed French doors leading to the garden.

Ground Floor WC

Fitted with two piece suite wash hand basin, low-level WC and extractor fan, tiled splashback and vinyl flooring.

Landing

Radiator, fitted carpet and access to insulated loft space.





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Ground Floor WC

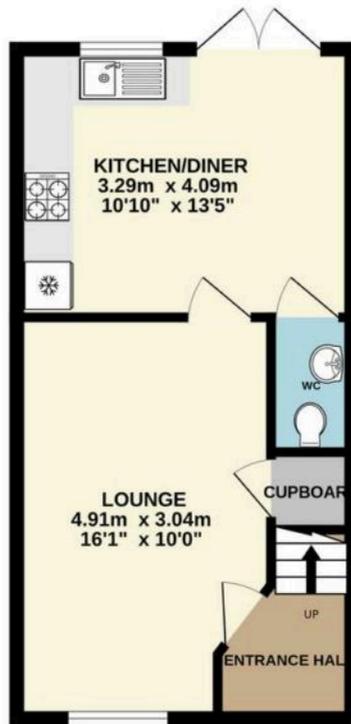
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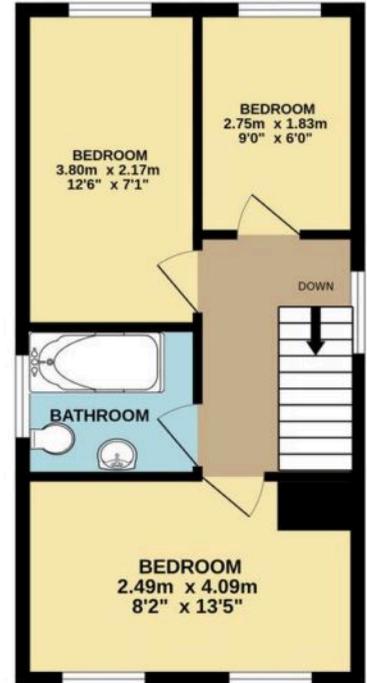
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GROUND FLOOR
47.8 sq.m. (514 sq.ft.) approx.



1ST FLOOR
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA : 80.6 sq.m. (867 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B

