



Holly End The Green, Carlton-In-Lindrick Worksop S81 9AQ

welcome to

Holly End The Green, Carlton-In-Lindrick Worksop

Offered for sale a lovely CHARACTER PROPERTY and TWO DOUBLE bedroom GRADE II listed boasting character and personality throughout, standing slightly elevated above The Green on the outskirts of the village Carlton-In-Lindrick



The Green, Carlton-In-Lindrick Entrance Hall

Step in to this lovely property via the front facing entrance door leading in to the hall with stairs to the first floor, a central heating radiator and a front facing single glazed window.

Cloakroom

Fitted with a WC, wash hand basin with splashback tiles and a front facing single glazed obscure window.

Kitchen

15' 1" x 8' MAX (4.60m x 2.44m MAX)

Fitted with a range of wall and base units with worksurfaces over incorporating a stainless steel sink and drainer, splashback tiling, plumbing for washing machine, integrated dishwasher, integrated under counter fridge and freezer, integrated oven with electric hob and extractor fan, a front and rear facing single glazed window, central heating radiator and fitted with wooden flooring.

Lounge

18' MAX x 18' 9" (5.49m MAX x 5.71m)

Spacious living area comprising of a large rear facing single glazed bay window with secondary glazing, side facing single glazed window, central heating radiator and access to the inner hall.

Inner Hall

Rear facing entrance door leading to the garden.

Landing

Side facing single glazed window and storage cupboard.

Bedroom One

13' 11" x 14' 6" (4.24m x 4.42m)

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

Bedroom Two

18' x 8' 6" (5.49m x 2.59m)

Double bedroom with a rear facing single glazed

sash window, side facing single glazed window and a central heating radiator.

Bathroom

Fitted with a four piece suite comprising of a bath, shower cubicle, WC, wash hand basin, central heating radiator and X2 front facing single glazed obscure window.

Exterior

The exterior benefits from a stone wall surround with a wooden gate leading to the entrance of the property with a small yard area and steps leading to the entrance door. To the rear we have a fenced and walled enclosed garden with mature borders, a raised sheltered decking area, mature shrubs and pebbled areas.



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welcome to

Holly End The Green, Carlton-In-Lindrick Worksop

- *** NO ONWARD CHAIN ***
- TWO DOUBLE BEDROOM
- GRADE II LISTED CHARACTER PROPERTY
- WELL PRESENTED & MAINTAINED THROUGHOUT
- SOUGHT AFTER TUCKED AWAY VILLAGE LOCATION

Tenure: Freehold EPC Rating: D

Council Tax Band: B

offers over

£240,000



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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.



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