



Doles Lane, Whitwell, Worksop, S80 4SW

 **3**  **1**  **2**  **E**

Offers In The Region Of £300,000

PINEWOOD



Doles Lane Whitwell Worksop

S80 4SW



Offers In The Region Of £300,000

3 bedrooms
1 bathrooms
2 receptions

- Freehold - Council Tax Band: D
 - Charming 1969 bungalow
- Spacious 3-bedroom home
 - Modern kitchen design
 - Cosy reception rooms
- Detached with privacy
 - Located in Whitwell
- Close to local amenities
- Easy access to transport
- Viewing Recommended



****STUNNING BUNGALOW WITH LOTS OF POTENTIAL, DETACHED GARAGE AND LOVELY GARDEN AREAS****

Welcome to your dream retreat in the heart of Whitwell, Worksop. This charming detached bungalow, nestled on Doles Lane, offers a perfect blend of comfort and convenience, making it an ideal home for families or those seeking a peaceful lifestyle.

As you step inside, you are greeted by a spacious reception room that invites warmth and relaxation. The bungalow boasts three well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is thoughtfully designed, ensuring functionality and comfort for everyday living.

The heart of this home is undoubtedly the kitchen, which is both practical and inviting. It offers a wonderful space for culinary creativity, whether you are preparing a family meal or entertaining guests. The layout allows for easy movement and interaction, making it a delightful area to gather.

Built in 1969, this property has been well-maintained and offers a sense of character that is hard to find in newer builds. The exterior features parking for up to three vehicles, ensuring convenience for you and your guests.

Set in a tranquil location, this bungalow is perfect for those who appreciate a quiet neighbourhood while still being close to local amenities. With its charming features and practical layout, this property is a rare find in the market. Don't miss the opportunity to make this delightful bungalow your new home.

Contact Pinewood Properties for more information or to book a viewing!

Lounge

15'11" x 11'11" (4.86m x 3.63m)

This inviting lounge offers a spacious retreat with a large window flooding the room with natural light. The focal point is a charming brick feature wall with an inset wood-burning stove, creating a cosy atmosphere. The room opens up to the dining area, providing a natural flow for entertaining and everyday living.

Dining Room

9'11" x 8'1" (3.01m x 2.46m)

A well-proportioned dining room adjacent to the lounge, featuring a wood floor and a window that fills the space with daylight. This room comfortably accommodates a dining table and chairs, making it ideal for family meals and gatherings.

Kitchen/Diner

11'1" x 10'10" (3.37m x 3.30m)

The kitchen/diner is bright and practical with a large window overlooking the garden, offering lovely views while you prepare meals. It features a range of base and wall units with a contrasting blue tiled splashback, a freestanding cooker, and space for a dining table. A door provides access to the rear garden, enhancing convenience and ventilation.

Hallway

A welcoming hallway linking all principal rooms, featuring multiple built-in storage cupboards, providing practical space for coats, shoes and household items. Neutral décor and carpeted flooring create a warm and inviting entrance to the home.

Bedroom 1

10'4" x 11'11" (3.16m x 3.63m)

A generous bedroom with a large window overlooking the front garden, filling the room with natural light, creating a cosy and restful space.

Bedroom 2

10'4" x 10'0" (3.15m x 3.05m)

A second bedroom featuring built-in wardrobes and a bright window overlooking the front of the property. The room is spacious enough for a double bed or use as a study or guest room, with neutral carpeted flooring adding comfort.

Bedroom 3

10'4" x 10'0" (3.15m x 3.04m)

A third bedroom with a window overlooking the rear garden, carpeted flooring and space for furniture. This room would work well as a single bedroom, nursery, or home office.

Bathroom

6'5" x 8'11" (1.95m x 2.73m)

The family bathroom features a traditional suite with a panelled bath, separate shower cubicle, pedestal wash basin and toilet. The walls are partly tiled with a classic patterned design, and a window provides natural light and ventilation.

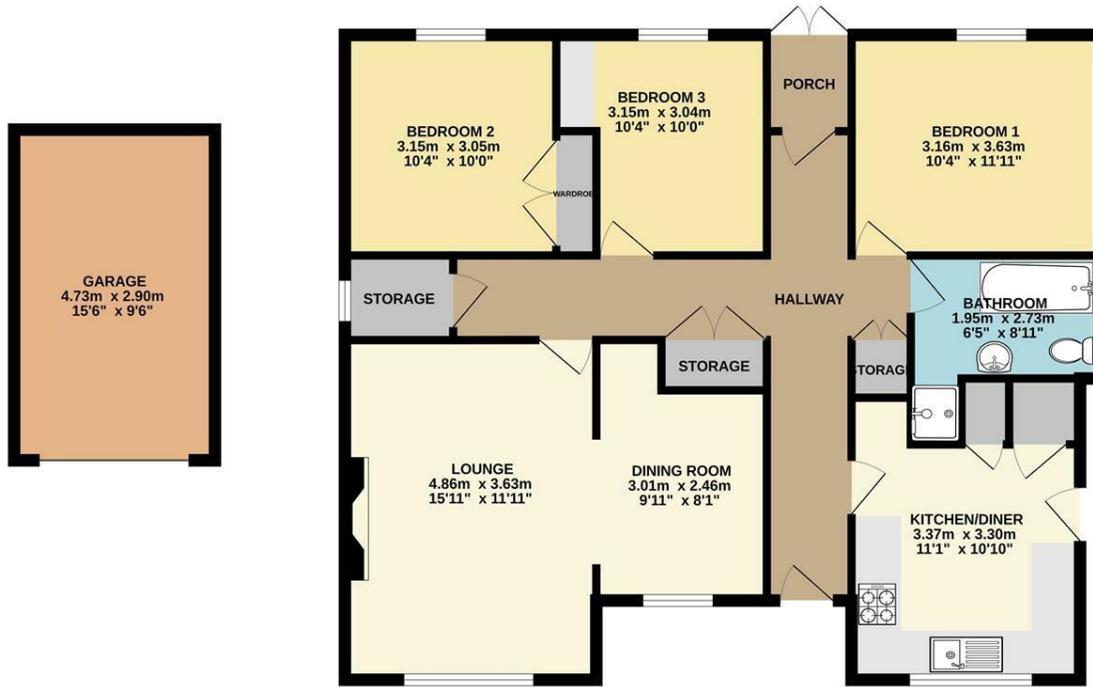
Storage

A handy storage room with shelving and a window, perfect for storing household items or as a pantry space to complement the kitchen.



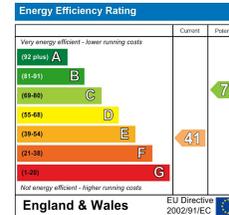
GARAGE
13.7 sq.m. (148 sq.ft.) approx.

GROUND FLOOR
94.7 sq.m. (1019 sq.ft.) approx.



TOTAL FLOOR AREA: 108.4 sq.m. (1167 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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Rear Garden

A lovingly maintained rear garden with a lawn bordered by mature shrubs and plants. It includes a paved patio area ideal for outdoor seating and dining, along with a greenhouse and garden shed, offering excellent space for gardening enthusiasts and outdoor enjoyment with views over the surrounding area.

Front Garden

The front garden is well-kept, primarily laid to lawn with a variety of shrubs and plants adding seasonal interest. It includes a stone wall boundary and provides a pleasant welcome to the property with a traditional stone-built exterior visible behind.

Garage

15'6" x 9'6" (4.73m x 2.90m)

The garage is a detached single garage with enough space for one vehicle plus some additional storage. It measures 4.73m by 2.90m and is located alongside the driveway providing convenient access.

GENERAL INFORMATION

EPC: E
Council Tax Band: D
Total Floor Area: 1167 sq. ft. Approx
uPVC Double Glazing
Gas Central Heating
Large driveway with parking for up to 4 cars

Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc. The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

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