



58 Lincoln Street | Worksop | S80 2LX

£130,000

Bell & Co Estates are delighted to present this Three Bedroom Semi-Detached home, occupying a generous corner plot in Worksop. Offering off-road parking, well-proportioned accommodation throughout and fantastic potential for buyers looking to put their own stamp on a property, this is an excellent opportunity for first-time buyers, growing families or investors alike. Stepping inside, the welcoming entrance hall leads through to a bright and spacious lounge, centred around a feature fireplace and offering plenty of room for relaxing with family and friends. To the rear, the generous kitchen/diner provides ample worktop and cupboard space along with room for a family dining table, making it the perfect hub of the home. A convenient ground floor WC and useful understairs storage complete the downstairs accommodation. To the first floor are three well-proportioned bedrooms, including two generous doubles and a good-sized single bedroom, ideal as a nursery, home office or guest room. The family shower room is fitted with a three-piece suite, completing the first-floor layout. Externally, the property sits proudly on a substantial corner plot, offering gardens with huge scope to landscape, extend (subject to the necessary planning permissions) or simply enjoy the outdoor space. The driveway provides off-road parking, adding to the practicality of this home. Situated close to local schools, shops, supermarkets and everyday amenities, the property also benefits from excellent transport links into Worksop town centre and surrounding areas. Early viewing is highly recommended.



GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.

1ST FLOOR
387 sq.ft. (35.9 sq.m.) approx.



TOTAL FLOOR AREA : 775 sq.ft. (71.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors and all 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 operation or efficiency can be given.
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**58 LINCOLN STREET
WORKSOP
S80 2LX**

Energy rating

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Valid until

2 August 2036

Certificate number

0330-2967-9080-2806-0781

Property type

Semi-detached house

Total floor area

71 square metres

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements