MELLOR & BEER
Estate Agents

51 Bridge Street, Worksop, Notts. S80 1DA

16b Kipling Close, Kilton, Worksop



• Freehold Semi Detached Home Sold with Vacant Possession
• Off Street Parking Space
• Generous Side and Rear Gardens
• EPC Rating Band C • Gas Central Heating • UPVC Double Glazing
• Newly Redecorated Throughout • New Carpets Fitted
• Spacious Dual Aspect Lounge • Dining Kitchen with Integrated Appliances

Situated within the popular Kilton area, this well proportioned home occupies a good sized plot with easy access to local school, amenities and Bassetlaw Hospital. The accommodation may suit first time buyers, young families, or investors alike, and is offered to the market with vacant possession. The property has been completely redecorated throughout, with new carpets fitted.
The ground floor briefly comprises an entrance hallway, ground floor WC/utility room, a dual aspect lounge, and a dining kitchen with integrated appliances.
On the first floor, the landing leads to three generous bedrooms and a family bathroom.
Externally, the property benefits from an off street parking space and a generous garden extending to the side and rear, featuring lawn and decking areas. An internal inspection is recommended to fully appreciate the overall size and space on offer.

£ 160,000

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Entrance Hallway

With a Upvc double glazed entrance door, central heating radiator, and stairs rising to the first floor.



Lounge: 15'10" x 10'9" (4.83m x 3.28m)

A bright room featuring a central heating radiator.





Dining Kitchen: 17'8" x 9'9" (5.39m x 2.97m)

Fitted with a range of base, drawer, and high-level cupboard units with complementary work surfaces. Features an inset sink unit with a mixer tap, integrated electric oven and gas hob with an extractor hood above, a central heating radiator and a rear access door.





WC / Utility Room

Comprising a low flush WC, fitted hand basin and plumbing for an automatic washing machine.

Bedroom One: 14'2" x 9'6" (4.32m x 2.90m)

A double bedroom with a central heating radiator.



Bedroom Two: 14'2" x 8'0" (4.33m x 2.43m)

A double bedroom with a central heating radiator.



Bedroom Three: 9'6" x 8'4" (2.9m x 2.54m)

A double bedroom with a central heating radiator.



Bathroom

Fitted with a white three-piece suite comprising a panelled bath, fitted wash hand basin and a low flush WC, along with a separate fitted shower cubicle.



Outside

To the rear and side of the property is an excellent sized garden area, which is mainly laid to lawn and features a decking area, perfect for outdoor entertaining.





We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

Theses paticulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy.
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