



## 42 SANDY LANE WORKSOP

A nicely presented two bedroom Victorian style mid terraced house with modern kitchen, downstairs toilet and utility room and first floor bathroom, close to the town centre, irregular shaped long low maintenance garden and offered for sale with no onward chain.

**£80,000**

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**BROWN & CO**

Property and Business Consultants

# 42 SANDY LANE, WORKSOP, NOTTINGHAMSHIRE, S80 1SW

## LOCATION

Worksop town centre is within comfortable distance by foot or car, there also bus services available on Gateford Road and some local amenities close by. Worksop town centre offers comprehensive shopping, leisure and recreational facilities plus a railway station. The A57 is close by linking to the wider motorway network and there is also Clumber Park and countryside walks around.

## ACCOMMODATION

Part glazed UPVC door into

**SITTING ROOM 12'0" x 11'9" (3.68m x 3.63m)** measurements exclude front aspect double glazed bay window, modern feature fire surround with coal effect electric fire and raised hearth, laminate flooring, wall light points, TV and telephone points, sliding door to

**LOBBY** with half glazed door to under stairs storage area, door to

**DINING ROOM 11'10" x 11'5" (3.65m x 3.51m)** with rear aspect double glazed window, wood effect laminate flooring, period style skirtings and sliding door to stairs. Sliding door and step down to

**KITCHEN 8'4" x 6'8" (2.57m x 2.07m)** side aspect double glazed window. Range of base and wall mounted cupboard and drawer units in white with black handles, single stainless steel sink drainer unit, working surfaces, part tiled walls, space for free standing cooker, ceramic tiled floor, part tiled walls. Door to

**REAR LOBBY** with half glazed UPVC door to garden, ceramic tiled flooring, door to

**STORAGE CUPBOARD** with power.

**UTILITY ROOM 7'0" x 6'6" (2.17m x 2.00m)** with twin single glazed obscure windows, range of working surfaces, space and plumbing for washing machine, space for two further appliances, ceramic tiled floor, majority tiled walls.

## FIRST FLOOR

**LANDING** with period style skirtings and wall light points.

**BEDROOM ONE 11'9" x 12'0" (3.63m x 3.68m)** front aspect double glazed window, built in wardrobe with mirror fronted sliding doors and ample hanging and shelving space. Period style skirtings.

**BEDROOM TWO 12'0" x 8'9" (3.66m x 2.71m)** rear aspect double glazed window, built in range of bedroom furniture with one double and one single shelved cupboard with mirror front doors. Door to over stairs cupboard with hanging space and access to roof void.

**BATHROOM 11'8" x 6'7" (3.60m x 2.05m)** rear aspect obscure double glazed window. Three piece white suite with panel enclosed fluted bath, mains fed shower attachment, fluted pedestal hand basin, low level wc, part tiled walls, built in boiler cupboard with wall mounted gas fired combination central heating boiler.

## OUTSIDE

The front of the property is walled with wrought iron gate, buffer style front garden laid for low maintenance.

The rear garden is of a good size albeit narrow with courtyard, external water supply. The garden is fenced and walled to all sides and has low maintenance garden with rockery to the rear, small, paved patio. External lighting. Pedestrian access across no. 40 for wheelie bins.

## GENERAL REMARKS & STIPULATIONS

**Tenure and Possession:** The Property is freehold and vacant possession will be given upon completion. Council Tax: We are advised by Bassetlaw District Council that this property is in Band A Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

**Floorplans:** The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

**Hours of Business:** Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

**Viewing:** Please contact the Retford office on 01777 709112.

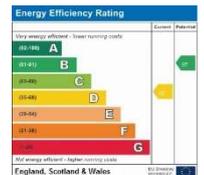
**Free Valuation:** We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

**Agents Note:** In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

**Financial Services:** In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialize in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home.

Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in August 2022.



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