



17 CRAIGSTON ROAD CARLTON IN LINDRICK

Bright living space, in 2 bedroom configuration (was 3 bedrooms, easily reinstated), potential for further improvement and situated in a cul-de-sac location upon this highly regarded development in well served village.

£185,000

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BROWN & CO

Property and Business Consultants

17 CRAIGSTON ROAD, CARLTON IN LINDRICK, WORKSOP, S81 9NG

LOCATION

Carlton in Lindrick offers a variety of residential amenities, further facilities are available in nearby Worksop 3 miles, Retford 11 miles, Sheffield 18 miles and the South Yorkshire conurbation in general.

Transport links are excellent with a good road network, the village lies between the M1 to the west and A1 to the east.

Cross country rail services are available in Worksop and Retford has a direct rail service into London King's Cross.

DIRECTIONS

what3words///denote.duet.language

ACCOMMODATION

ENTRANCE HALL cloaks cupboard.

LOUNGE 16'4" x 15'0" to 11'0" (4.99m x 4.56m to 3.35m) bright and rear aspect with large patio doors, delivering direct garden access and having electrically operated sun canopy over. Gas fire.

DINING ROOM 8'10" x 7'7" (2.71m x 2.31m) (was Bedroom Three) open archway to entrance hall, side, aspect cupboard.

KITCHEN 11'9" x 8'10" (3.59m x 2.71m) oak style range of units to wall and floor, granite effect work tops, rear aspect, tiled splashbacks, plumbing for dishwasher. Fitted oven and gas hob. Personal door to Garage.

INNER HALL access hatch roof void with loft ladder.

BEDROOM ONE 12'5" x 12'0" (3.80m x 3.66m) front aspect.

BEDROOM TWO 11'5" x 10'0" (3.48m x 3.04m) front aspect.

SHOWER ROOM in Wet Room style with part aqua boarding, part tiled, WC, basin, airing cupboard with hot water cylinder and immersion heater.

OUTSIDE

Open front garden, block paved driveway with carport and terminating at ATTACHED GARAGE 16'5" x 7'9" (5.00m x 2.36m) with up and over door, light, power and personal doors to Kirchen and rear garden.

The rear garden features an Indian sandstone patio with lawn area beyond surrounded by shrubberies, side amenity space and path returning to the front.

Agents Note: A ramp is fitted on the driveway beneath the carport giving access to the entrance hall door; the Sellers are prepared to remove this prior to sale if not required.

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 C.

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.

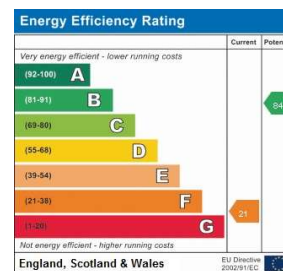
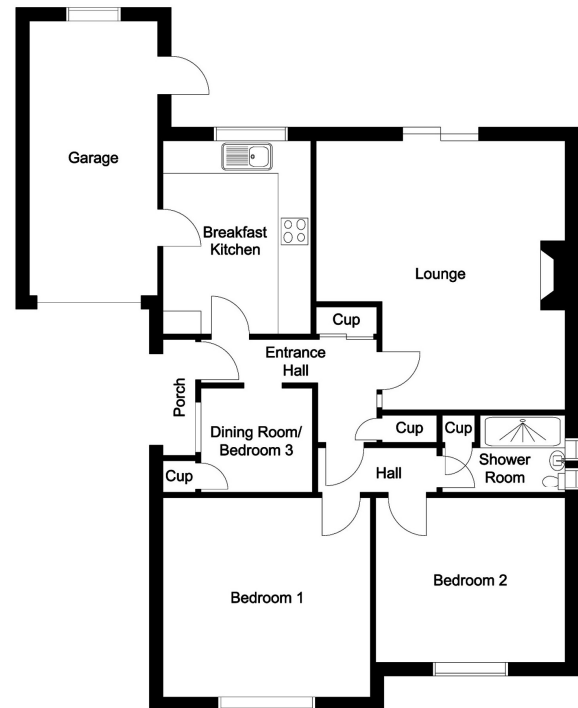
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 November 2023.



IMPORTANT NOTICES

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