



45 ROTHERHAM BAULK CARLTON IN LINDRICK

An extremely well presented and extended 1930's semi detached family home with front aspect lounge with fireplace, extended open plan kitchen dining room with garden room, storage and downstairs toilet. Tandem garage, additional parking, plus large rear garden.

£178,500

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BROWN & CO

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45 ROTHERHAM BAULK, CARLTON IN LINDRICK, WORKSOP, S81 9LF

LOCATION

Carlton in Lindrick is a favoured village to the providing good local amenities including co-operative convenience store within comfortable walking distance. Worksop town centre is nearby providing more comprehensive shopping, leisure and recreational facilities as well as a mainline railway station. The A1 and A57 are also within comfortable driving distance. There are countryside walks available close by including Clumber Park.

DIRECTIONS

What3words:///teams.dilute.apart

ACCOMMODATION

Covered arched entrance with quarry tiled flooring and half glazed UPVC door and matching side light windows into

ENTRANCE HALL stairs to first floor landing, period style skirtings, under stairs storage area, telephone point.

CLOAKROOM side aspect obscure double glazed window. Low level wc, vanity unit with fluted sink and cupboards below. Tiled splashback.

LOUNGE 15'3" x 11'9" (4.66m x 3.64m) front aspect double glazed bay window. Feature polished wood fire surround with coal effect gas living flame fire with raised marble hearth and matching insert. Period style skirtings, cornicing, central ceiling rose. TV point.

KITCHEN DINING ROOM 18'3" x 10'9" (5.58m x 3.32m) maximum Dining Area stripped wooden flooring. A range of shaker style base cupboards with wood effect working surfaces and breakfast bar above. Stained wood period skirtings.

Kitchen Area a range of shaker style base cupboard and drawer units, glass fronted wall mounted display cupboards, circular single sink with matching drainer and mixer tap. Space and plumbing below for washing machine and dishwasher. Built in electric oven with four ring electric hob and extractor canopy above. Stainless steel splashback. Wood effect working surfaces with matching upstand. Step down to

GARDEN ROOM 7'8" x 6'3" (2.39m x 1.93m) side aspect double glazed window and double glazed French doors leading into the garden. Large storage cupboard with rear aspect obscure double glazed window.

FIRST FLOOR

GALLERY STYLE LANDING with side aspect double glazed window. Period style skirtings, access to roof void.

BEDROOM ONE 12'9" x 9'8" (3.94m x 2.99m) measured to front of length range of built in bedroom furniture incorporating two tallboys and two double wardrobes with open ended shelving. Rear aspect double glazed window with views to the garden. Period style skirtings. Cornicing, central ceiling rose. Views to the garden.

BEDROOM TWO 11'2" x 10' (3.40m x 3.06m) front aspect double glazed window. Fitted cupboard with wall mounted Vaillant gas fired central heating combination boiler. Laminate flooring, period skirtings, TV aerial lead.

BEDROOM THREE 7'10" x 6'10" (2.43m x 2.12m) front aspect double glazed window. Period style skirtings, TV point.

BATHROOM side aspect obscure double glazed window. Three piece white suite comprising panel enclosed bath, mixer tap with handheld shower attachment. Pedestal hand basin with mixer tap, low level wc, vinyl flooring, part tiled walls. Chrome towel rail radiator.

OUTSIDE

The front is fenced and hedged to all sides. A good area of lawn with established shrub borders. Driveway with space for 2-3 vehicles and wooden gate and picket fencing giving access to the rear garden.

TANDEM GARAGE 24' x 9'4" (7.32m x 2.87m) concrete sectional with metal up and over door, power, light, security light and personal door to the side.

The rear garden is a very good size and is fenced to all sides. Predominantly lawned with some established shrubs. To the rear of the plot is a hard standing for greenhouse. Brick built outbuilding in need of some repair.

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.

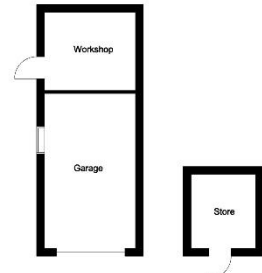
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

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 January 2024.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		91
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			

England, Scotland & Wales



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