



## 1a Baulk Lane | Worksop | S81 7DF

Guide Price £230,000 to £240,000

Bell & Co Estates are delighted to present this Three Bedroom Detached home in Worksop offered with no vendor chain. Built in 1991 by the original occupier, this property would make the perfect family home! In brief the property comprises Entrance Hallway, front facing spacious Lounge with dual aspect windows beaming with natural light and gas fire with surround. Dining Area with patio doors opening on to the large side garden. Downstairs WC with wash basin, Kitchen with appliances and separate Utility Room. The Utility Room provides access into the GARAGE which houses the boiler. Upstairs are Three large Bedrooms, master complete with fitted wardrobes and hidden EN-SUITE with shower cubicle, wash basin and WC. Family Bathroom complete with shower over bath, wash basin, WC and airing cupboard. To the front of the property is a gated driveway providing ample parking. The gardens stretch around the property, with green house, multiple fruit trees and a stunning blossom tree.

- NO CHAIN!
- Three Bedroom Detached
- Perfect Family Home
- Spacious Throughout
- Master Bedroom with Fitted Wardrobes and En – Suite
- Gated Driveway





GROUND FLOOR  
704 sq.ft. (65.4 sq.m.) approx.

1ST FLOOR  
538 sq.ft. (50.0 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any 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 operability or efficiency can be given.  
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## Contact Details

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1a Baulk Lane  
 WORKSOP  
 S81 7DF

Energy rating

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Valid until  
**7 September 2033**

Certificate number  
**0987-0032-9221-5777-6200**

**Property type** Detached house

**Total floor area** 102 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 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