



## 26 Forest Lane | Worksop | S80 2QH

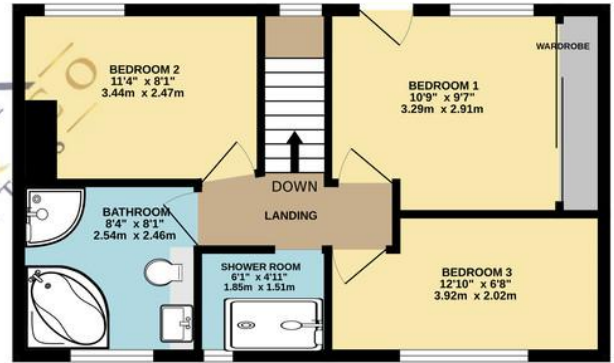
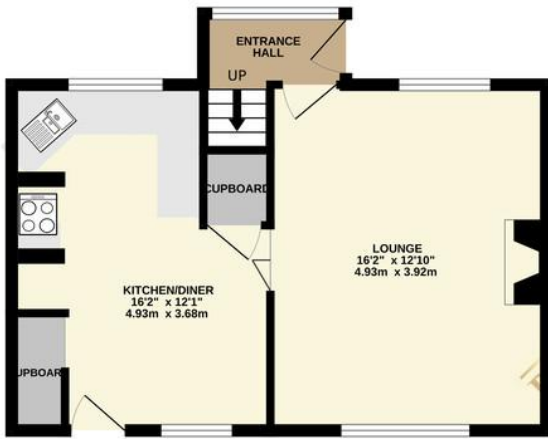
**Guide Price £140,000 to £150,000**

Bell & Co Estates are delighted to present this beautifully presented and deceptively spacious three-bedroom mid-terraced home, offering modern, versatile living throughout. Upon entering the property, you are welcomed into a bright and inviting entrance porch. From here, you are led into the generous lounge, a wonderfully light and airy space. The heart of the home is the open-plan kitchen and dining area. This spacious layout provides an excellent flow, ideal for family life. The kitchen itself offers an abundance of cupboard and worktop space, appliances. The adjoining dining area provides plenty of room for a family-sized table. To the first floor, the spacious landing leads to three well-proportioned bedrooms, each offering comfortable and flexible accommodation. The master bedroom is a bright double room complete with fitted wardrobe space. Bedroom two is another generously sized double bedroom with excellent natural light, while bedroom three is a large single room. This floor also features a family bathroom fitted with a white three-piece suite including a bath, wash basin, and WC. In addition, a separate shower room offers further convenience. Externally, the home boasts on-road parking. To the rear of the property is a private and well-maintained garden. The garden features a patio area ideal for outdoor dining and relaxation, a lawned section suitable for play or leisure, with greenhouse and shed perfect for workspace, or additional storage. Call Bell & Co Estates now to arrange your viewing.



GROUND FLOOR  
416 sq.ft. (38.6 sq.m.) approx.

1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 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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26 Forest Lane  
WORKSOP  
S80 2QH

Energy rating

**B**

Valid until  
**29 June 2035**

Certificate number  
**2033-3052-8206-1895-1204**

**Property type** Mid-terrace house

**Total floor area** 82 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 are 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