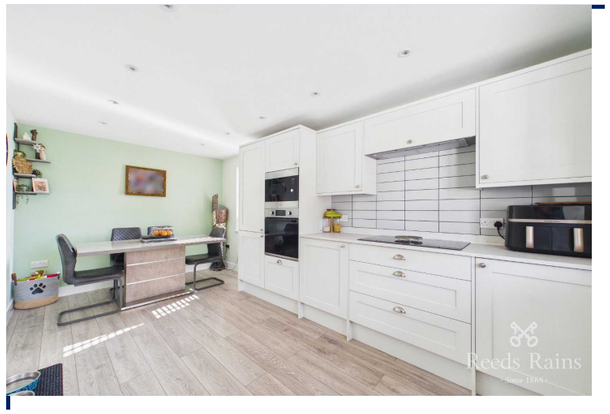
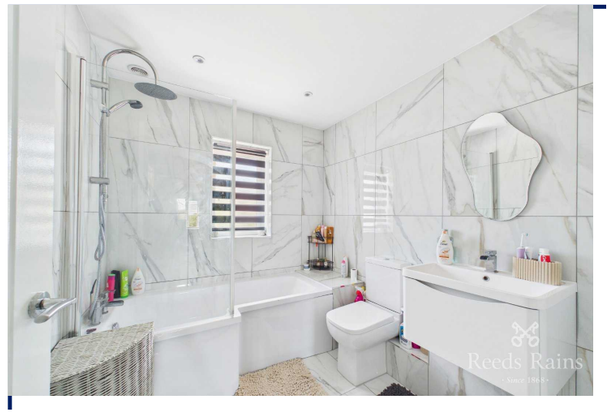
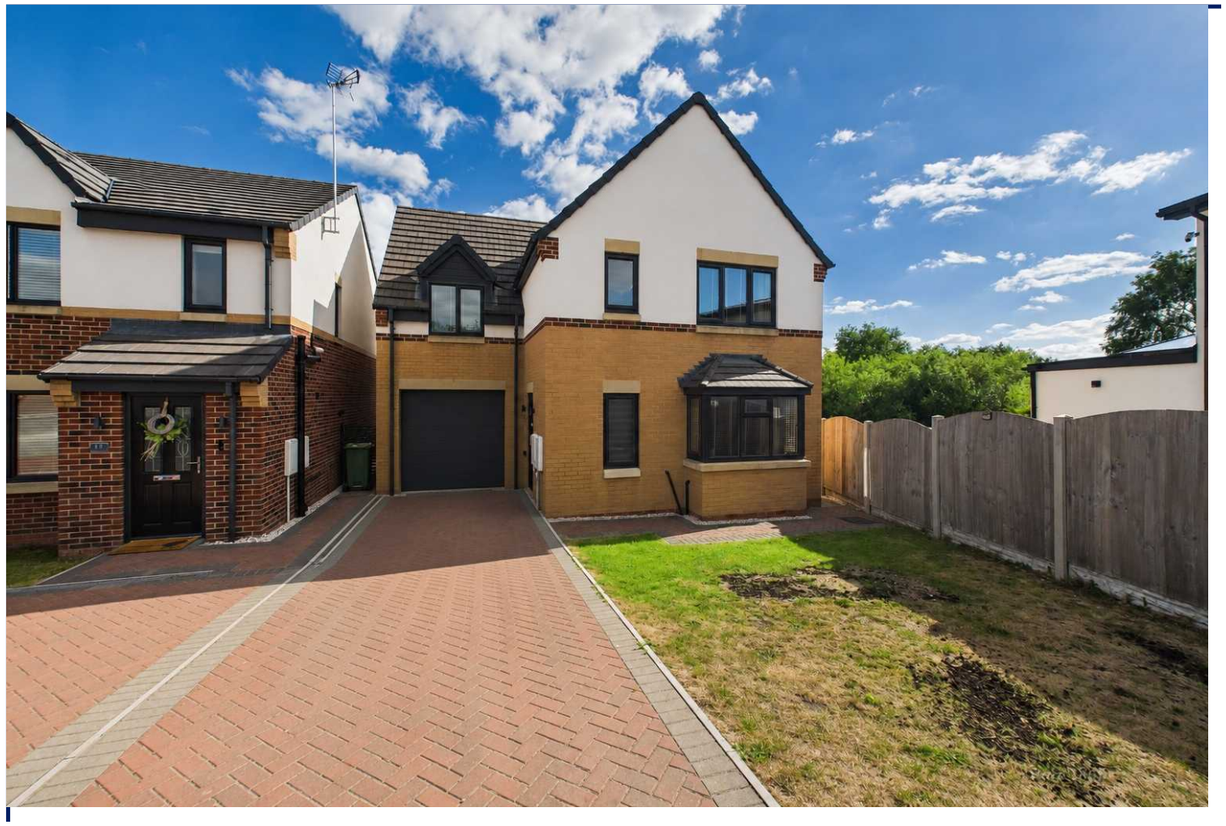




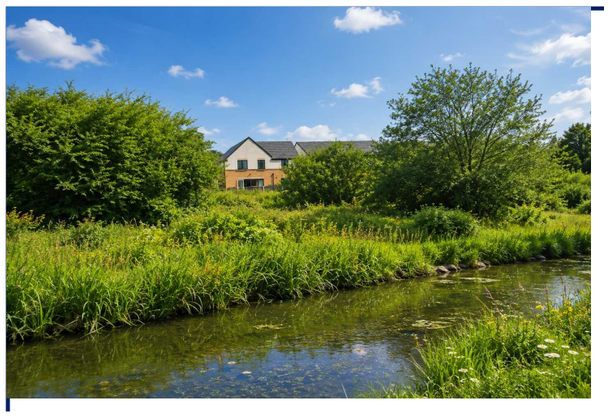












Lakeside Court, Worksop,
Nottinghamshire, S80

Asking Price: £300,000
Freehold

Reeds Rains

reedsrains.co.uk

Lakeside Court, Worksop, Nottinghamshire, S80

Asking Price: £300,000 Freehold

Council Tax Band: D
EPC Rating: B

The property has been finished to a high standard and benefits from underfloor heating on the ground floor, fully tiled en-suite and bathroom, high quality appliances in the kitchen dining room and landscaped gardens with Indian stone patio and a country meadow garden leading to the canal, driveway and garage ... you really can just drop your bags straight off and move straight in. (the meadow is included in the house sale).

Entrance Hall
Side facing composite door gaining access to the property, laminate floor covering with underfloor heating, staircase leading to the first floor with storage cupboard underneath.

Living Room
16'3" x 10'8" (4.95m x 3.25m)
Good sized living room with laminate floor covering and underfloor heating, double glazed French doors give access to the rear patio area and garden beyond.

Dining Kitchen
16'3" x 9'2" (4.95m x 2.8m)
Beautiful kitchen dining room briefly comprising; a range of bespoke matching eye level and base units, black resin one and a half bowl sink with drainer and mixer tap, integrate electric oven and microwave, five ring electric hob with concealed extractor over, integrated fridge freezer and dishwasher, spotlights to the ceiling, laminate floor covering with underfloor heating, dining area, front and side facing double glazed windows.

Downstairs WC
3'5" x 5' (1.04m x 1.52m)
Useful downstairs W.C with wall mounted hand wash basin, laminate floor covering and front facing double glazed frosted glass window.

Landing
Spacious landing with fitted carpet, central heating radiator and loft access.

Bedroom One
14'2" (4.31) max x 9'10" (3.00) max
Fitted carpet, central heating radiator, access to the en suite and front facing double glazed window.

En-suite Shower Room
9'1" x 3'1" (2.77m x 0.94m)
Stylish en suite briefly comprising; shower enclosure, wall mounted wash basin with vanity unit below, W.C, chrome heated towel rail, extractor fan, spotlights to the ceiling, fully tiled walls, tiled flooring and rear facing double glazed frosted glass window.

Bedroom Two
14'2" x 9'1" (4.32m x 2.77m)
Fitted carpet, central heating radiator and rear facing double glazed window.

Bedroom Three
13'5" x 9' max (4.1m x 2.74m max)
With a generous range of free standing wardrobes, fitted carpet, central heating radiator and front facing double glazed window.

Bedroom Four
6'9" x 7'6" (2.06m x 2.29m)
Fitted carpet, central heating radiator and rear facing double glazed window.

Family Bathroom
7'7" x 6'9" (2.3m x 2.06m)
Briefly comprising; panelled L shaped bath with glass screen, dual head shower, wall mounted hand wash basin with vanity unit below, W.C, chrome heated towel rail, extractor fan, spotlights to the ceiling, fully tiled walls, tiled flooring and front facing double glazed frosted glass window.

Garage
17'11" x 9'3" (5.46m x 2.82m)
Integral garage with remote controlled electric roller door, power and lighting, wall mounted boiler and space for a washing machine and tumble dryer. Rear facing composite door providing access to the rear garden

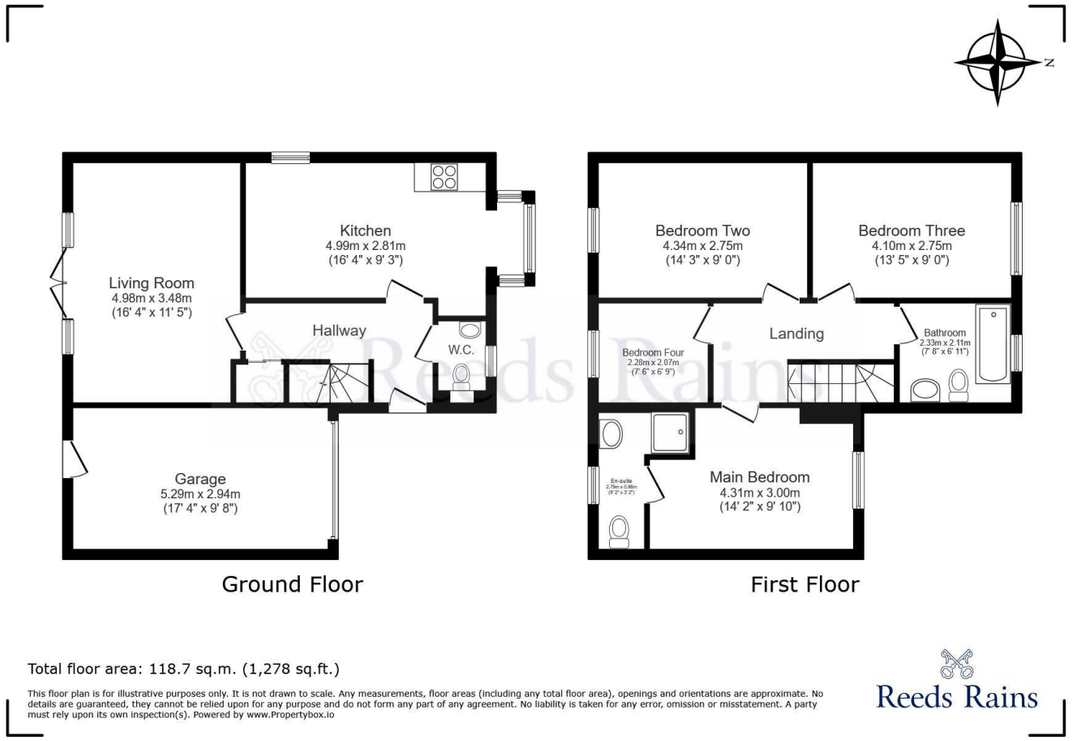
External
To the front of the property is an open plan lawned garden and block paved driveway providing ample off road parking and access to the garage.

To the rear of the property is an enclosed wrap around garden mainly laid to lawn with large Indian stone patio areas.

Meadow
Beyond the rear garden is a country meadow which leads to the canal, with wild flowers and mature trees and hedging, home to a variety of wildlife including a family of deer's.

Agents notes
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

For full EPC please contact the branch.



Total floor area: 118.7 sq.m. (1,278 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Reeds Rains

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All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

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Other important information which you will need to know about this property can be found at reedsrains.co.uk