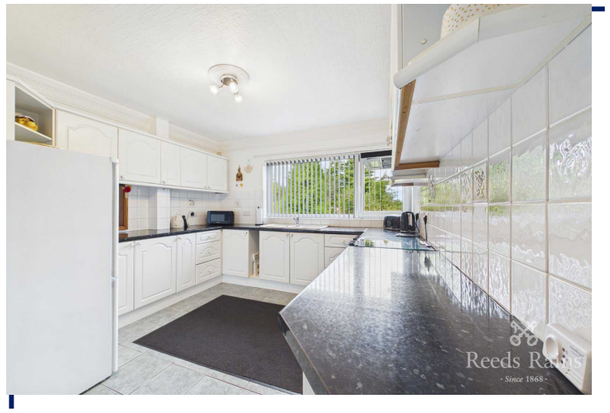
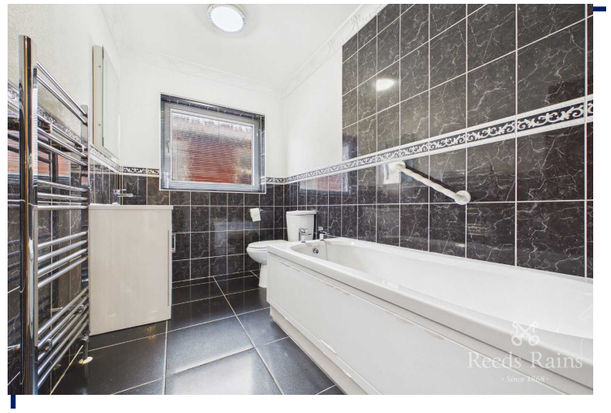
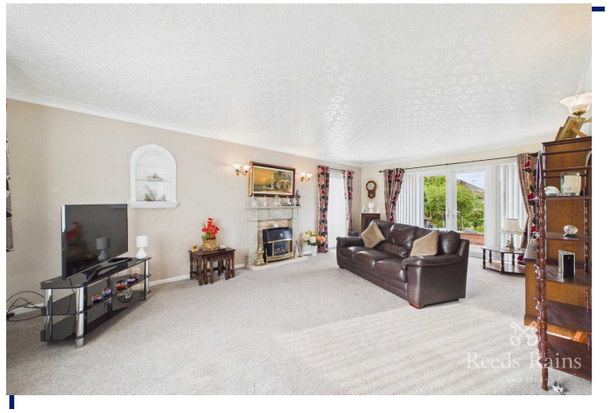
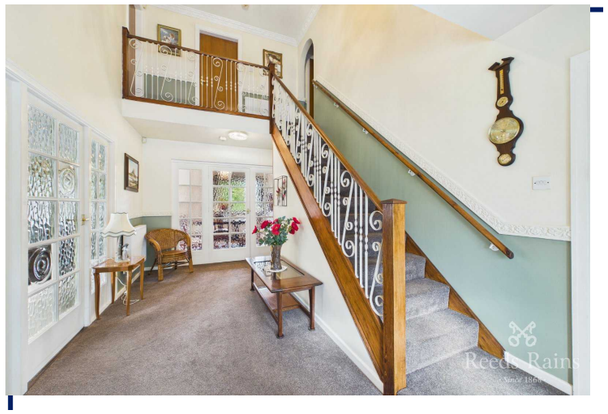




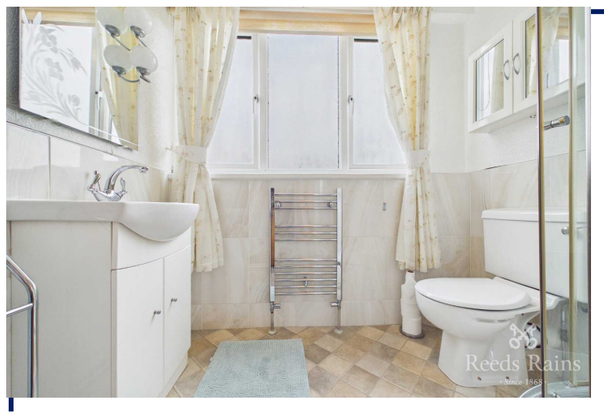












Doncaster Road, Carlton-in-Lindrick, Worksop, Nottinghamshire, S81

Asking Price: £475,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Doncaster Road, Carlton-in-Lindrick, Worksop, Nottinghamshire, S81

Asking Price: £475,000 Freehold

Council Tax Band: E
EPC Rating: TBC

An extremely rare opportunity to acquire a truly one-of-a-kind, self-build detached dormer bungalow, occupying a magnificent 0.44-acre plot in the highly sought-after village of Carlton-in-Lindrick. Boasting impressive wrap-around mature gardens, open fields to the rear, a sweeping driveway and detached garage. Offered for sale with no upward chain, properties of this nature rarely come to market and are not to be missed.

Porch
9'11" x 4'8" (3.02m x 1.42m)
A generous entrance porch with a front-facing uPVC door, complemented by large glazed panels to either side, tiled flooring and a further uPVC door providing access into the entrance hall.

Entrance Hall
An impressive and exceptionally spacious entrance hall, featuring a striking tall ceiling which creates a wonderful sense of space. The generous hall is finished with fitted carpet and a central heating radiator, with access provided to the living room, dining room, kitchen, ground floor bedrooms and bathroom. A staircase rises to the first floor, while a useful built-in sliding wardrobe provides excellent storage.

Living Room
23' x 14' (7m x 4.27m)
An exceptionally spacious and bright reception room featuring fitted carpet, a central heating radiator, coving to the ceiling and a feature fireplace with marble hearth and surround. The room benefits from a tall side-facing double glazed window, a further front-facing double glazed window and double glazed French doors opening onto the rear garden, creating a lovely light and airy space.

Dining Room
10'6" x 10'1" (3.2m x 3.07m)
A lovely dining room featuring parquet flooring, a central heating radiator, coving to the ceiling, a serving hatch through to the kitchen and a rear-facing double glazed window overlooking the garden.

Kitchen
13'1" x 11' (4m x 3.35m)
A lovely bright kitchen featuring a range of matching wall, base and drawer units with complementary work surfaces, an inset one-and-a-half bowl sink with drainer and mixer tap, complementary splashback tiling and a freestanding cooker with cooker hood over. There is also space for a fridge freezer, a central heating radiator, tiled flooring, coving to the ceiling and a rear-facing double glazed window.

Utility Room
9'8" x 4'5" (2.95m x 1.35m)
A useful utility room featuring further matching base units to the kitchen, work surface with inset sink and drainer, space for a washing machine, wall-mounted boiler and a side-facing double glazed window.

Bedroom Four
15'9" x 11'10" (4.8m x 3.6m)
A versatile ground floor bedroom featuring fitted carpet, two central heating radiators, coving to the ceiling and two front-facing double glazed windows. This flexible space could also be utilised as a home office, playroom or additional reception space, depending on the needs of the purchaser.

Bathroom
9'7" x 6'2" (2.92m x 1.88m)
A well-presented ground floor bathroom featuring a panelled bath with grab rail, wash hand basin with vanity unit below, low flush W.C, chrome heated towel rail, partially tiled walls, tiled flooring, coving to the ceiling and a side-facing double glazed obscure window.

Landing
Featuring fitted carpet, a central heating radiator, coving to the ceiling and a generous walk-in storage cupboard housing the water tank, complete with internal lighting.

Master Bedroom
18'3" x 13'11" (5.56m x 4.24m)
An impressive and generously sized master bedroom featuring laminate flooring, a central heating radiator, coving to the ceiling and a side-facing double glazed window.

Bedroom Two
15'10" x 12'7" (4.83m x 3.84m)
A further double bedroom featuring laminate flooring, a central heating radiator, a useful built-in storage cupboard and a rear-facing double glazed window providing beautiful far-reaching views.

Bedroom Three
15'10" x 5'10" (4.83m x 1.78m)
Featuring laminate flooring, a central heating radiator and two front-facing skylight-style windows.

Shower Room
7'5" x 5'11" (2.26m x 1.8m)
A well-presented shower room featuring a shower enclosure with mains shower and splashback tiling, wash hand basin with vanity unit below, low flush W.C, chrome heated towel rail, half-tiled walls, shaver point, coving to the ceiling, vinyl flooring and a rear-facing double glazed obscure window.

Garage
19'2" x 10'8" (5.84m x 3.25m)
Detached garage with up and over door, overhead lighting, power points, two side-facing windows, a side-facing access door and two separate storage buildings to the rear.

Exterior
Externally, the property occupies a magnificent 0.44-acre plot, approached via wrought iron gates which open onto a sweeping driveway providing ample off-street parking. A side access gate leads through to the property and garage, while the extensive grounds wrap around the property and are predominantly laid to lawn, enclosed by mature hedging and beautifully established with an abundance of mature trees, shrubs, plants and greenery.

The rear garden is particularly impressive, with a generous lawned area surrounded by mature trees, established planting and plenty of greenery, making this an ideal property for garden lovers. A large block-paved patio provides an excellent space for outdoor furniture and entertaining, with an outside tap and greenhouse also provided. To the rear is a further detached garage, offering useful additional storage. The scale, maturity and character of these gardens really cannot be appreciated from photographs alone, and an internal viewing is essential to fully appreciate everything this exceptional plot has to offer.

For full EPC please contact the branch.

Valuers Note
Please be advised that the current owners intend to place a covenant on the plot in relation to any future development.

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.

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All Measurements
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