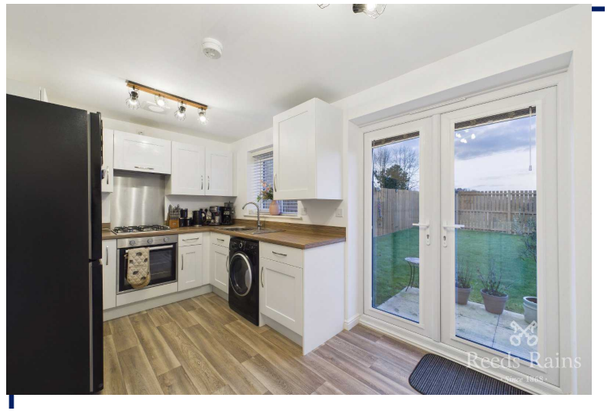

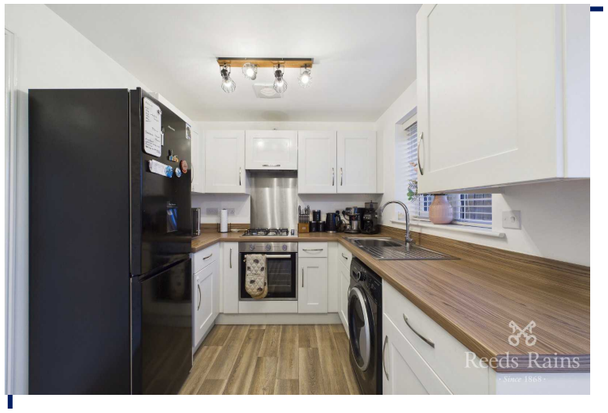













Bullfinch Court, Langold, Worksop,
Nottinghamshire, S81

Asking Price: £235,000
Freehold

Reeds Rains

reedsrains.co.uk

The Property Ombudsman

Bullfinch Court, Langold, Worksop, Nottinghamshire, S81

Asking Price: £235,000 Freehold

Council Tax Band: B
EPC Rating: B

Situated on a popular new development in Langold, this attractive three-bedroom detached home is an excellent choice for families and first-time buyers alike. Offering modern living in a desirable residential setting, the property benefits from an integral garage, off-street parking and a rear garden. A fantastic opportunity for anyone looking to make their next move into a modern home.

Entrance Hall
A front-facing composite entrance door opens into the entrance hall, which features entrance matting, a central heating radiator, a side-facing double-glazed window and a staircase rising to the first floor. Access is provided to the living room.

Living Room
15'3" x 10' (4.65m x 3.05m)
A well-proportioned reception room featuring fitted carpeting, a central heating radiator, a useful built-in understairs storage cupboard and a front-facing double-glazed window.

Kitchen Dining Room
14' x 8'4" (4.27m x 2.54m)
Fitted with a range of matching wall, base and drawer units, complemented by work surfaces and upstands. The kitchen also features an inset sink and drainer with mixer tap, integrated electric oven, gas hob with extractor hood over and stainless steel splashback. There is space for a washing machine, fridge freezer and dining table, with a wall-mounted central heating boiler housed within a useful cupboard. Further benefits include a central heating radiator, vinyl flooring and a rear-facing double-glazed window, with double-glazed French doors providing direct access to the rear garden.

Cloakroom
A convenient ground floor cloakroom fitted with a low-flush W.C. and wash hand basin, complemented by an extractor fan, central heating radiator and vinyl floor covering.

Landing
Fitted carpet, a central heating radiator, and access to the loft.

Principal Bedroom
13'1" x 9'5" (4m x 2.87m)
Featuring fitted carpeting, a central heating radiator, a front-facing double-glazed window and access to the en suite.

En Suite
9'2" x 3'6" (2.8m x 1.07m)
The current owners have upgraded the original en suite, which is fitted with a shower cubicle featuring a mains-fed waterfall shower and separate handheld attachment, complemented by brushed gold-effect fittings. There is also a wash hand basin with vanity unit beneath, heated towel rail, fully tiled walls with built-in shelving, extractor fan and tiled flooring. A rear-facing double-glazed obscure window provides natural light and privacy.

Bedroom Two
13'9" x 9'5" (4.2m x 2.87m)
A further well-proportioned double bedroom featuring fitted carpeting, a central heating radiator, built-in mirrored sliding wardrobes and a front-facing double-glazed window.

Bedroom Three
11'11" x 7'2" (3.63m x 2.18m)
A generously sized third bedroom featuring fitted carpeting, a central heating radiator and a rear-facing double-glazed window.

Family Bathroom
6'5" x 6'1" (1.96m x 1.85m)
Fitted with a panelled bath with splashback tiling above, wash hand basin and low-flush W.C. Further features include a central heating radiator, extractor fan and a rear-facing double-glazed obscure window.

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Garage
Integral garage featuring an up-and-over door and a rear-facing composite door providing convenient access to the rear garden.

Exterior
To the front of the property is a tarmacked driveway providing off-street parking and leading up to the garage, alongside a well-maintained lawned garden. A paved pathway provides access to the front entrance, with gated side access leading to the rear garden.

To the rear is a generous-sized garden, predominantly laid to lawn, with a small patio area and outside tap. The garden is fully enclosed with fencing, with open green space beyond, providing lovely views and a pleasant outlook from the rear of the property.



For full EPC please contact the branch.

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.



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