

Freehold

Asking Price: £265,000

Elder Place, Shireoaks, Worksop,
Nottinghamshire, S81



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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**SOUGHT AFTER LOCATION! GREAT FOR COMMUTERS! WELL PLACED FOR LOCAL AMENITIES!
ORANGERY AND MUCH MORE ON OFFER FROM THIS THREE BEDROOM DETACHED HOME!**

A three bedroom detached family home set upon the popular Oak Tree Parks development and enjoying the benefit of off road parking by way of a driveway and garage. The residence is perfectly placed for the commuter with Shireoaks train station being just a short walk away along with great links to the A57, A1 and M1 motorway networks. The accommodation briefly comprises an entrance hall, downstairs WC, open plan dining kitchen, orangery with atrium roof light and a lounge. To the first floor is a landing, three bedrooms and a bathroom. Outside there are enclosed gardens to the rear and lawned gardens to the front and side. Viewing is highly recommended!

Entrance Hall Having a side facing double glazed entrance door and a radiator. Stairs rise to the first floor landing and doors open to the WC, lounge and kitchen.

WC Fitted with a white suite comprising a low flush WC and a wash hand basin. Having tiling to splashback height and to the floor, radiator and a side facing UPVC double glazed window.

Lounge 4.16 x 3.38. (The latter measurement increases to 4.09 into the bay window) A well presented room with a front facing UPVC double glazed bay window and a radiator.

Kitchen Dining Room 5.41 x 3.68. Forming the hub of the family home is this open plan kitchen that is fitted with a range of wall mounted and base level units with granite work surfaces incorporating a sunken one and a half bowl stainless steel sink with mixer tap. There is an integrated five ring gas hob with extractor hood over, built in double electric oven and microwave, integrated fridge freezer, plumbing for washing machine and a built in dishwasher. Having tiling to the floor, downlights to the ceiling along with a cupboard housing the central heating boiler. There is a useful under stairs storage cupboard, side and rear facing UPVC double glazed windows and a radiator. The room opens to the Orangery.

Orangery 4.76 x 2.78. A pleasant room with an Atrium roof light, downlights to the ceiling, side and rear facing UPVC double glazed windows. Rear facing UPVC double glazed Bi-fold doors open to the rear garden.

Landing Having loft access, side facing UPVC double glazed window and a radiator. Doors open to the bedrooms and bathroom.

Bedroom 1 4.66 x 3.72. (The first measurement is the maximum measurement and the latter reduces to 3.06) Having side and rear facing UPVC double glazed windows and a radiator.

Bedroom 2 3.68 x 2.23. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 3.45 x 2.34. Front facing UPVC double glazed window and radiator.

Bathroom Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to splashback height and to the floor, downlights to the ceiling, side facing UPVC double glazed window and a radiator.

Outside The gardens to the front and side are laid to lawn with a flagged pathway giving access to a gate that opens to an enclosed rear garden that enjoys a flagged patio and lawn.

Garage Up and over door, power and lighting.



- Three bedroom detached
- Popular location
- Well placed for the commuter
- Ideally located for a range of amenities
- Well presented
- Orangery with Atrium roof light
- Driveway and garage
- Viewing is recommended

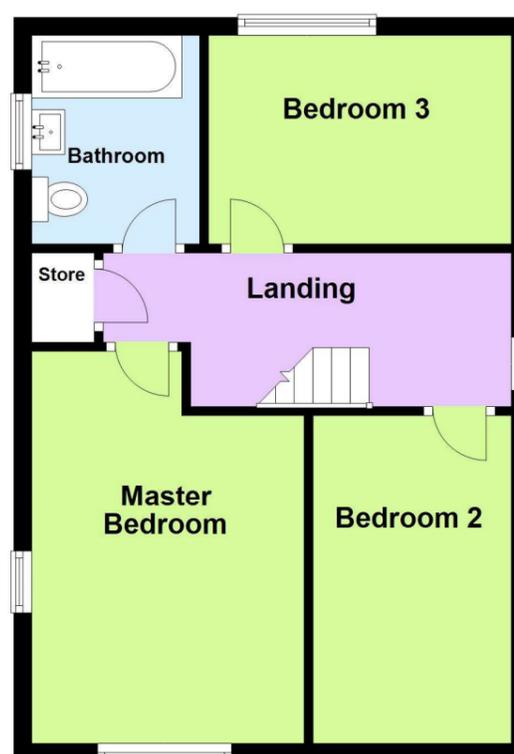
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 100.4 sq. metres (1080.5 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.