



## 26 Snowdrop Gardens | Carlton In Lindrick | S81 9FJ

£315,000

Bell & Co Estates are delighted to present to the market this beautifully appointed four-bedroom detached home, situated in the highly regarded village of Carlton-in-Lindrick. Upon entering, the welcoming entrance hallway provides access to the principal living accommodation, downstairs WC and staircase rising to the first floor, whilst also providing access to the integral garage. The real heart of the home is the impressive open-plan lounge, dining and kitchen area. This generous space offers plenty of room for a comfortable lounge arrangement and dining area, with the open-plan design allowing the different areas of the home to flow seamlessly together. The first floor provides four well-proportioned bedrooms, offering excellent flexibility for a growing family, guests, home working or hobbies. The principal bedroom is a fantastic private retreat and benefits from its own modern en-suite shower room, whilst bedroom two also benefits from useful, fitted wardrobe space. Bedrooms three and four provide further versatile accommodation. The first floor is completed by a modern family bathroom. Externally, the property benefits from a well-presented frontage with off-road parking and access to the integral garage. To the rear is a particularly impressive private and landscaped garden which offers an excellent degree of privacy and plenty of space for outdoor dining, entertaining, relaxing and family activities. With its landscaped finish and generous proportions, it provides a fantastic outdoor environment and is a real asset to the property. Call Bell & Co Estates now!



**TOTAL FLOOR AREA: 1205 sq.ft. (111.9 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

79 Wales Road  
Kiveton Park  
Sheffield  
South Yorkshire  
S26 6RA

[www.bellcoestates.com](http://www.bellcoestates.com)  
[info@bellcoestates.com](mailto:info@bellcoestates.com)  
03333 580590

26 Snowdrop Gardens  
Carlton-In-Lindrick  
WORKSOP  
S81 9FJ

Energy rating

**B**

Valid until  
**19 September 2032**

Certificate number  
**1400-6508-0632-8028-3123**

|                         |                   |
|-------------------------|-------------------|
| <b>Property type</b>    | Detached house    |
| <b>Total floor area</b> | 100 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 and 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