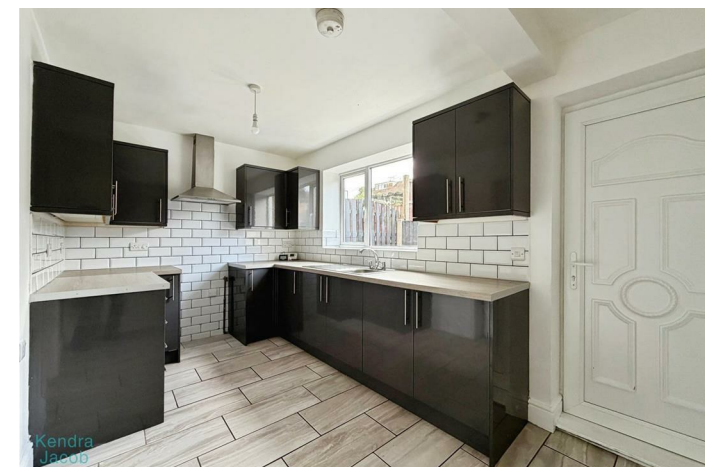




23 SOUTHFIELD LANE WORKSOP, S80 4NS

£155,000
FREEHOLD

****GUIDE PRICE £155,000-£165,000****

This impressive three-bedroom home offers stylish and thoughtfully maintained accommodation, perfectly suited to first-time buyers, growing families, and those seeking a home ready to enjoy from day one. Combining modern interiors with practical living spaces, the property provides an excellent balance of comfort and functionality. The ground floor comprises a welcoming entrance hall, a spacious and light-filled living room, a contemporary fitted kitchen, and a useful utility room with WC. To the first floor are three well-proportioned bedrooms and a beautifully appointed family bathroom, all finished to a high standard. Externally, the property continues to impress with well-kept gardens, attractive patio seating areas ideal for outdoor entertaining, a useful storage shed, and the added benefit of off-road parking to the rear. Further enhancements include gas central heating, double glazing throughout, and an enclosed rear garden with gated side access. Occupying a sought-after residential position, the property enjoys excellent access to local amenities, well-regarded schools, transport links, and commuter routes. Offering exceptional value and presented in true move-in condition, this is a fantastic opportunity to acquire a superb home in a desirable location.

**Kendra
Jacob**

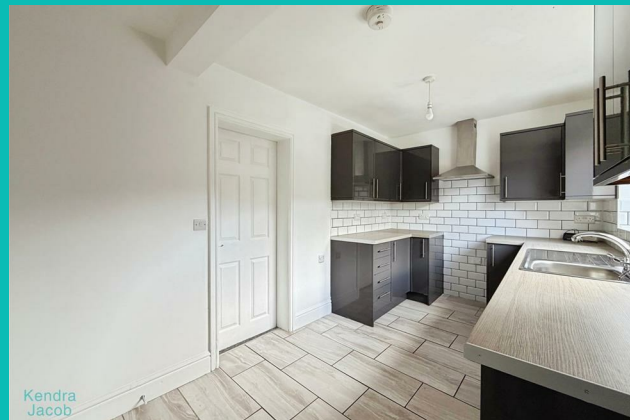
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23 SOUTHFIELD LANE

- SEMI-DETACHED • THREE BEDROOMS • FULLY REFURBISHED PROPERTY • DESIRABLE VILLAGE LOCATION • SELLING WITH NO CHAIN • WALKING DISTANCE TO PRIMARY SCHOOLS • IDEAL FOR FIRST TIME BUYERS • EXTENSIVE GARDENS • OFF ROAD PARKING TO THE REAR • GUIDE PRICE

£155,000-£165,000



ENTRANCE HALL

A welcoming hallway features a front-facing UPVC entrance door, central heating radiator and staircase rising to the first floor.

LIVING ROOM

A well-proportioned reception room with a front-facing double glazed window, TV point, power points, central heating radiator, and access through to the kitchen.

KITCHEN

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces incorporating a stainless steel sink and drainer. There is space for a cooker with a stainless steel extractor hood above, tiled splashbacks, ceramic tiled flooring, power points, and a central heating radiator. A rear-facing double glazed window and uPVC door provide access to the rear garden, while an internal door leads to the utility/WC.

UTILITY ROOM

A practical utility space with plumbing for a washing machine, work surface, built-in storage cupboard, wash hand basin, and low-flush WC. Additional features include ceramic tiled flooring, a central heating radiator, a wall-mounted central heating boiler, and a side-facing obscure double glazed window.

FIRST FLOOR-LANDING

With a side-facing obscure double glazed window and power point, the landing provides access to three bedrooms and the family bathroom.

BEDROOM ONE

A spacious double bedroom featuring a front-facing double glazed window, TV point, power points, and a central heating radiator.

BEDROOM TWO

A further double bedroom overlooking the rear garden through a rear-facing double glazed window. The room also benefits from a TV point, power points, a central heating radiator, and loft access.

BEDROOM THREE

A well-sized third bedroom with a front-facing double glazed window, TV point, power points, and a central heating radiator. The room also includes a useful built-in storage cupboard complete with shelving, hanging rail, and lighting.

BATHROOM

Fitted with a modern three-piece suite comprising a panelled bath with rainfall shower over, pedestal wash hand basin, and low-flush WC. The bathroom also benefits from ceramic tiled flooring, a chrome heated towel rail, and a rear-facing obscure double glazed window.

EXTERNAL

To the front of the property is a lawned garden with shared gated access alongside one neighbouring property. A separate gated side entrance leads to the enclosed rear garden, which features patio seating areas, a lawn, a storage shed, and off-road parking to the rear. Additional benefits include an outside tap and fenced boundaries.

23 SOUTHFIELD LANE





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23 SOUTHFIELD LANE

ADDITIONAL INFORMATION

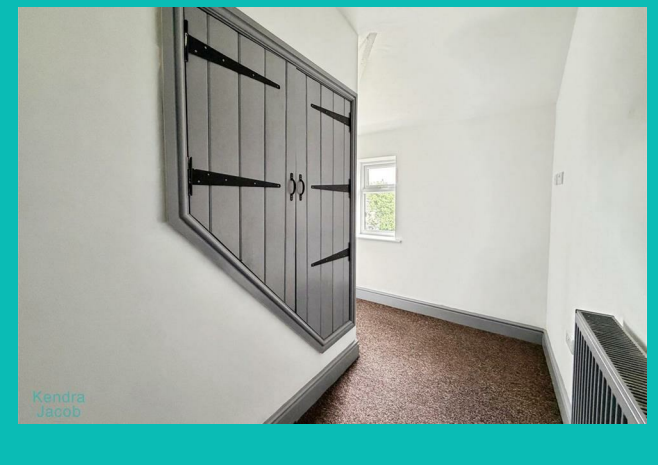
Local Authority – Bolsover

Council Tax – Band A

Viewings – By Appointment Only

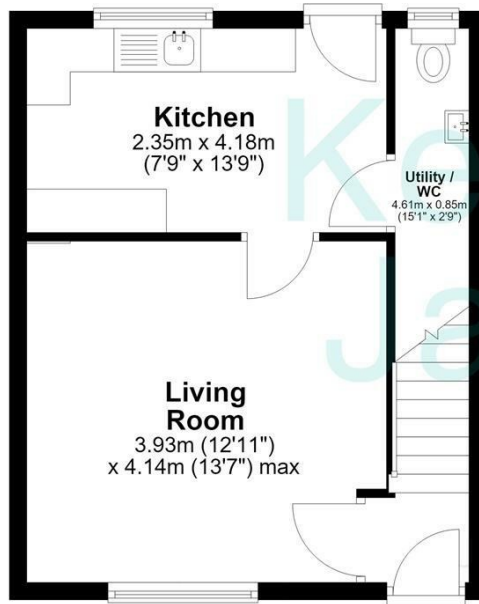
Floor Area – 674.80 sq ft

Tenure – Freehold



Ground Floor

Approx. 32.6 sq. metres (350.7 sq. feet)



First Floor

Approx. 30.1 sq. metres (324.1 sq. feet)



Total area: approx. 62.7 sq. metres (674.8 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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