

48 Knaton Road, Carlton in Lindrick, Worksop S81 9HQ**GUIDE PRICE: £45,000+**

| VACANT HOUSE

- **Three bedroom semi-detached**
- **Non-traditional construction**
- **Large plot with shared driveway, garage and rear garden**
- **In need of complete modernisation**
- **Central heating**
- **Potential for owner occupation or investment**

Ground Floor

Side Entrance Hall

Entrance Hallway

Cloakroom /WC 1.48m x 1.42m

Front Living Room 3.15m x 3.21m

Dining Room 4.26m x 3.03m with alcove

Kitchen 2.31m x 2.06m with pantry

First Floor

Landing

Separate Airing Cupboard

Front Bedroom One 4.09m x 3.22m with alcove and vanity unit

Rear Bedroom Two 3.82m x 2.68m

Rear Bedroom Three 2.63m x 2.39m

Bathroom /WC 2.63m x 1.41m with suite and shower

Outside

The property occupies a good size plot. Enclosed front garden, shared driveway and single garage

Large overgrown garden area to the rear



SOLICITORS Tracey Barlow Furniss & Co, 9 New Street, Retford, Notts DN22 6EG (Ref: Mrs D Hood)

VIEWING Tuesday 13th, 20th & 27th November at 2pm prompt