

Details as provided by the vendor



The Lyddington, Scrooby Road, Harworth

The Lyddington is a modern, four bedroom detached home, perfect for families looking for style combined with high specification design. The modern kitchen has been designed to a high specification and features a beautifully appointed dining area with views to the rear garden. The dining area benefits from classic French doors opening out onto the lawn, perfect for entertaining in the warm summer months, the utility room is accessed from the kitchen and also features a useful downstairs cloakroom and integral garage space. Upstairs there are four double bedrooms and a stylish family bathroom, whilst the main bedroom, benefits from the luxury of an ensuite bathroom, completing this stylish family home.

Asking Price Of £298,995

The Lyddington is a modern, four bedroom detached home, perfect for families looking for style combined with high specification design.

To the front of the property is a bright and spacious lounge with stunning feature bay window that fills the room with light, the ideal space to relax and unwind after a long day. The modern kitchen has been designed to a high specification and features a beautifully appointed dining area with views to the rear garden. The dining area benefits from classic French doors opening out onto the lawn, perfect for entertaining in the warm summer months.

Perfect for a busy family life, the utility room is accessed from the kitchen and also features a useful downstairs cloakroom and integral garage space.

Upstairs there are four double bedrooms and a stylish family bathroom, whilst the main bedroom, benefits from the luxury of an ensuite bathroom, completing this stylish family home.

LOUNGE

10' 1" x 15' 6" (3.07m x 4.72m)

DINING AREA

8' 4" x 9' 1" (2.54m x 2.77m)



KITCHEN

9' 8" x 9' 1" (2.95m x 2.77m)



UTILITY

5' 7" x 5' 2" (1.7m x 1.57m)



MASTER BEDROOM

10' 1" x 13' 2" (3.07m x 4.01m)



ENSUITE

7' 6" x 4' 8" (2.29m x 1.42m)

BEDROOM 2

9' 11" x 13' 2" (3.02m x 4.01m)

BEDROOM 3

8' 7" x 11' 7" (2.62m x 3.53m)

BEDROOM 4

8' 2" x 11' 7" (2.49m x 3.53m)

BATHROOM

6' 6" x 8' 4" (1.98m x 2.54m)



DATED - 27/10/2022

DISCLAIMER

Whilst every care has been taken in the preparation of this leaflet, if there are any points upon which you are relying, please confirm them with the vendor or valuer before viewing or especially before making an offer. We cannot guarantee that the information is correct and if any items are important to you, you must ask us to produce the evidence you require before viewing or making an offer, and especially ask your solicitor to make these checks before exchanging contracts. Please also remember that this leaflet may have been prepared some time ago, and that the measurements may have been taken using an electronic tape measure. They, like any distances mentioned are for guidance only and should under no circumstances be relied upon.

Please note that none of the services or appliances connected to or fitted within this property have been tested, and purchasers are advised to make their own checks where necessary. No guarantee can be given that they are in working order.

We have not checked rights of way, footpaths, covenants, wayleaves, nor existing or proposed planning permissions or building regulations concerning this property or the surrounding area.

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Please note all photographs have been taken using a wide angled lens to show as much detail as possible.

OFFER PROCEDURE

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our vendor client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Financial Advisor, in confidence, in order that we may discharge our responsibility. We also have an obligation under Money Laundering Laws to check all prospective purchasers identification.

