

MELLOR & BEER

ESTATE AGENTS

51 Bridge Street, Worksop, Notts. S80 1DA

33 Doncaster Road, Langold



- **Two Bedroom Layout (Originally Built as a Three Bedroom)**
- **Substantial Opportunity for Refurbishment and Modernisation**
- **Central Village Location with Excellent Access To Local Amenities**
- **Well Proportioned Lounge Featuring a Fireplace and Sliding Patio Doors**
 - **Generous Plot With Attractive Gardens Front and Rear**
 - **Gated Shared Driveway Leading to a Separate Garage**

The team at Mellor & Beer bring to the market this substantial two-bedroom property, originally constructed as a three-bedroom layout, centrally situated within the village of Langold. Presenting a clear opportunity for refurbishment, this home offers excellent potential for modernisation to suit a variety of buyers. The property retains traditional architectural elements, including prominent ceiling roses, coved ceilings, and a dado rail in the primary reception room, whilst providing a highly functional flow of accommodation. Complemented by a generously proportioned rear garden, a gated shared driveway, and a garage, this property holds significant appeal for those seeking an established village location with immediate access to local amenities.

£ 140,000

33 Doncaster Road, Langold S81 9QF

Entrance Hall

UPVC double-glazed entrance door, stairway to the first floor with a spindle staircase, coved ceiling, ceiling rose, under stairs cupboard and central heating radiators.

Ground Floor WC

Fitted with a wall-mounted wash hand basin.

Lounge 5.037m x 3.48m (16'6" x 11'5")

Featuring an insert gas fire set upon a raised marble hearth, UPVC double-glazed sliding patio doors to the rear garden, coved ceiling, two ceiling roses and a dado rail.



Kitchen 4.205m x 4.025m reducing to 2.081m (13'9" x 13'2" reducing to 6'9")

Fitted with a range of base drawer and high-level cupboards, roll-top work surfaces, and a one and a half bowl sink unit with mixer tap and drainer. Built-in oven, hob, and extractor fan. Features a dining area and a central heating radiator.



Rear Entrance Lobby

With a UPVC double-glazed rear entrance door.

Landing

With loft access hatch and a central heating radiator.

Bedroom 1 5.023m x 3.20m (16'5" x 10'5")

Large built-in cupboard and two central heating radiators.



Bedroom 2 3.38m x 3.24m (11'1" x 10'7")

Central heating radiator.



Bathroom

White suite comprising a WC, pedestal hand basin, and panel bath. Fitted cupboard housing the Logic Plus by Ideal Gas Combi central heating boiler.



Front Garden

Garden area to the front elevation.

Driveway and Garage

Gated shared driveway to the side providing access to a garage.

Rear Garden

Generously proportioned garden area with lawn and a gate.



We have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order. The potential buyer is advised to obtain verification from their solicitor, surveyor or professional advisors.

These particulars, whilst believed to be accurate are set out as a general guideline and do not represent any part of an offer or contract. Intending purchasers should not rely upon them as statements of representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation in respect of the property.