



COGGINS LANE | CHURCH WARSOP | MANSFIELD | NG20 0RP

BuckleyBrown
ESTATE AGENTS

AT THE TOP OF YOUR LIST!...This fantastic three bedroom home boasts a wealth of brilliant features that will be sure to tick all your boxes! Situated in Church Warsop, with local transport links and schools right on the doorstep. This semi-detached property will make the perfect home for a first time buyer or family with its deceptively spacious internal layout!

Let's step outside where you will find a generously sized driveway allowing off-street parking for multiple vehicles which can be easily accessed through the gates. The rear garden features a patio seating area, maintained lawn and pond. Boasting the perfect setting for outdoor seating and BBQ's in the summer! So what are you waiting for? Call now to arrange a viewing!

Entrance Hallway

With laminate flooring, under stairs storage, coving and a carpeted staircase leading to the first floor, with access to;

Dining Room 9'2" x 12'1"

With laminate flooring, central heating radiator, coving and a bay window to the front elevation.

Living Room 12'1" x 13'1"

With laminate flooring, central heating radiator, log burner, coving and double doors leading into the conservatory.

Conservatory 9'11" x 12'7"

With tiled flooring, central heating radiator, surrounding windows and a door leading out to the rear garden.

Kitchen 6'10" x 9'6"

Fitted with shaker style cabinets and units,

work surface, gas hob, tiled walls, ceramic hob with a mixer tap above, integrated microwave and oven. There is space and plumbing for a washing machine and window to the side elevation. With door leading into utility.

Utility 9'10" x 10'0"

With a work surface, space for a tumble dryer and double windows to the rear.

Bedroom One 10'1" x 12'6"

With carpet to flooring, central heating radiator, coving and window to the front elevation.

Bedroom Two 9'10" x 10'1"

With carpet to flooring, central heating radiator, storage cupboard and window to the rear.

Bedroom Three 7'10" x 7'10"

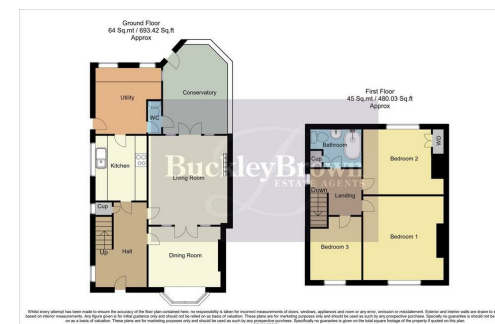
With carpet to flooring and window to the front elevation.

Bathroom 5'11" x 7'10"

Complete with a bath, overhead shower, pedestal sink, low flush WC, extractor fan and window to the rear.

Outside

With a generously sized driveway to the front elevation which can be accessed through the gates. The rear garden features a patio seating area, lawn and pond.



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

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

