



£260,000 Freehold

2A TOP SANDY LANE | WARSOP | MANSFIELD | NG20 0HA

**BuckleyBrown**  
ESTATE AGENTS

SINGLE-STOREY SERENITY ON TOP SANDY LANE!!!...Tucked away in the peaceful and sought-after area of Warsop, this charming three-bedroom bungalow offers a comfortable and inviting home with plenty of space to enjoy. From the moment you step through the front door, the property feels bright and welcoming, with a living room that features a feature fireplace and a large window overlooking the front, filling the space with natural light.

The kitchen provides a practical and well-planned space, complete with ample storage and work surfaces, while the three bedrooms are all generously sized, with the third bedroom opening through French doors onto the rear garden – perfect for relaxing or enjoying the outdoors. A thoughtfully arranged shower room completes the interior.

Outside, the bungalow offers off-road parking for three vehicles and a garage for additional storage. The rear garden features a lawn and patio area, creating a lovely space for outdoor gatherings or quiet afternoons in the sun.

With its peaceful location and excellent access to local amenities, this delightful bungalow presents a wonderful opportunity to enjoy comfortable, single-level living in Warsop.





#### Hall

Additional storage and access to;

#### Kitchen 7'6" x 12'5"

Tiled flooring and partially tiled walls, storage cupboards with work surfaces above, central heating radiator and integrated kitchen sink with a window above overlooking the front of the property.

#### Living Room 13'10" x 14'3"

Carpeted flooring, featured fireplace, central heating radiator and a large window to the front of the property.

#### Shower Room 5'4" x 5'8"

Three-piece suite with tiled flooring, tiled walls, low flush toilet, hand wash basin, walk-in shower and a window to the side of the property.

#### Bedroom One 7'10" x 11'2"

Carpeted flooring, built in storage cupboards, central heating radiator and a window to the rear of the property.

#### Bedroom Two 5'4" x 11'2"

Carpeted flooring, central heating radiator and a window overlooking the rear of the property.

#### Bedroom Three 10'10"

Carpeted flooring with French doors providing access to the rear garden and a central heating radiator.

#### Garage 7'10" x 17'7"

An area to offer additional storage.

#### Outside

To the front offers off-road parking for 3 vehicles and to the rear is a lawn area with a patio.





Ground Floor  
79 sq.m/851.09 sq.ft  
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-81) B		
(69-80) C		
(55-68) D		68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.

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