



7 Mansfield Road,  
Glapwell, S44 5QA

OFFERS AROUND

£169,950

W  
WILKINS VARDY

## OFFERS AROUND

# £169,950

### EXTENDED FAMILY HOME WITH HUGE POTENTIAL

This delightful three bedroomed bay fronted semi detached house has been extended to the rear to provide 908 sq.ft. of well appointed accommodation, which includes an extended breakfast kitchen and large bay fronted lounge/diner, together with a generous plot comprising ample off street parking and a generous enclosed rear garden.

The property is located in this popular residential area, being well placed for routes into Mansfield and Bolsover, and just over 1.7 miles from Junction 29 of the M1 Motorway.

- Extended Semi Detached House
- Village Location
- Dual Aspect Living/Dining Room
- Breakfast Kitchen
- Three Bedrooms
- Family Bathroom
- Off Street Parking
- NO CHAIN
- Mature Gardens to Front and Rear
- EPC Rating: E

### General

Gas central heating (Baxi Bermuda Back Boiler)  
uPVC double glazed windows and doors  
Gross internal floor area - 84.3 sq.m./908 sq.ft.  
Council Tax Band - B  
Secondary School Catchment Area - The Bolsover School

### On the Ground Floor

**Storm Porch**  
A uPVC double glazed entrance door opens into an ...

**Entrance Hall**  
With staircase rising to the First Floor accommodation.

**Living/Dining Room**  
25'7 x 11'10 (7.80m x 3.61m)  
A generous dual aspect reception room with bay window overlooking the front of the property, and having a feature stone fireplace with marble hearth and inset gas fire.

**Breakfast Kitchen**  
17'7 x 7'9 (5.36m x 2.36m)  
A dual aspect room, being part tiled and fitted with a range of wall, drawer and base units with complementary work surfaces over, including a breakfast bar.  
Inset 1½ bowl single drainer stainless steel sink with mixer tap.  
Integrated appliances to include an electric oven and 4-ring hob with concealed extractor over.  
Space and plumbing is provided for a washing machine, and there is space for an under counter fridge and freezer.  
Vinyl flooring.  
A door gives access to a useful built-in under stair pantry, and a uPVC double glazed door opens to give access to the side and rear of the property.

### On the First Floor

#### Landing

**Bedroom One**  
13'0 x 10'9 (3.96m x 3.28m)  
A good sized bay fronted double bedroom.

**Bedroom Two**  
12'9 x 11'0 (3.89m x 3.35m)  
A good sized rear facing double bedroom.

**Bedroom Three**  
7'6 x 7'5 (2.29m x 2.26m)  
A front facing single bedroom.

### Family Bathroom

Being fully tiled and fitted with a 3-piece suite comprising of a panelled bath with bath/shower mixer taps, pedestal wash hand basin and a low flush WC.  
Built-in airing cupboard housing the hot water cylinder.  
The loft access hatch is also sited in this room.

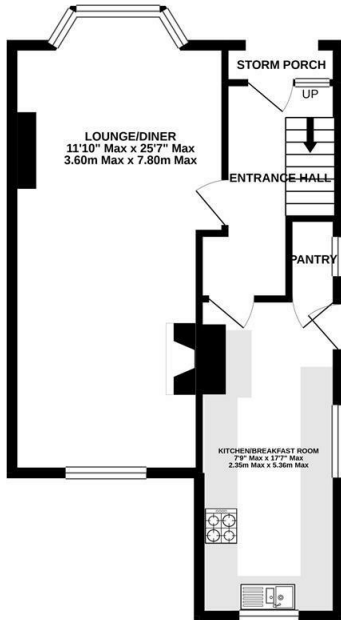
### Outside

Double gates to the front of the property open onto a concrete drive providing off street parking. There is also a lawned garden with planted side borders and hedging.

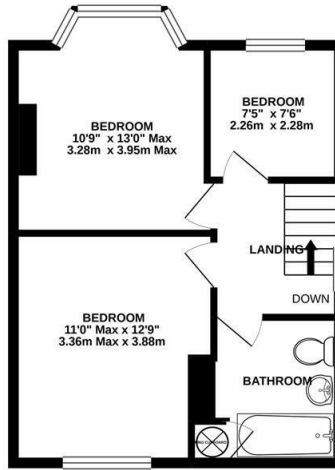
A gate gives access down to the side of the property to the enclosed rear garden where there is a generously proportioned garden comprising of a lawn with mature planted borders, low maintenance decorative pebble bed and hardstanding area for a garden shed.



GROUND FLOOR  
485 sq.ft. (45.1 sq.m.) approx.



1ST FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA: 908 sq.ft. (84.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Memphis ©2021

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Zoopla.co.uk

rightmove  
find your happy

PrimeLocation.com

RICS

Relocation agent network

#### VIEWINGS

All viewings are to be arranged through the agent.

The Consumer Protection (Amendment) Regulations 2014

Only items referred to in these particulars are included in the sale.

We are informed by the vendor that, at the time of our inspection, the central heating system, gas fire, kitchen appliances, plumbing installations, and electrical system referred to in these particulars were all in working order, however, no tests or checks have been carried out by ourselves and no warranty can therefore be given.

We have also been advised by the Vendor that any extensions, alterations or window replacements since 2002 have been undertaken with the necessary planning consent and building regulations approval.

Prospective purchasers are advised to make their own inquiries and investigations before finalising their offer to purchase.

#### SCHOOL CATCHMENT AREAS

Whilst the property is understood to be in the Bolsover School Catchment area, this is NOT a guarantee of admission and the prospective purchaser MUST make direct enquiries to Derbyshire County Council to ascertain the availability of places and ensure satisfaction of their entry criteria.

#### Validation Of Offers

In order to comply with our statutory obligations and The Ombudsman for Estate Agents Code of Practice, we are required to validate the financial circumstances of any offers made in respect of this property. This will usually entail anyone making an offer being interviewed by our Financial Consultants.



CHESTERFIELD | 23 Glumangate, Chesterfield S40 1TX | 01246 270 123

BOLSOVER | 14 Town End, Bolsover S44 6DT | 01246 241 806

CLAY CROSS | 91 High Street, Clay Cross S45 9DZ | 01246 863 084

wilkins-varDY.co.uk