



 **NEWTON**

**King Road, Warsop**  
Mansfield, NG20 0BQ

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**FALLOWELL**

**King Road, Warsop  
Mansfield, NG20 0BQ  
£189,950 Freehold**

**\*\*THIS IS A VERY WELL-PRESENTED THREE-STOREY SEMI-DETACHED PROPERTY WITH THE OPTION OF USING THE WHOLE OF DOWNSTAIRS AS A GRANNY ANNEX (if required). GENEROUS SIZE REAR ENCLOSED GARDEN, TARMAC DRIVEWAY AND ATTACHED GARAGE (which could also be converted if needed)\*\***

New to the market is this exceptional three-bedroomed property which comprises of the following: Entrance hallway with bedroom three, downstairs (inc wardrobes), fitted three-piece family bathroom, second reception room boasting patio doors and a storage cupboard under the stairs, along with a utility room housing the boiler unit (runs on Hive).

First floor: Galleried landing with stairs rising, lounge to the front elevation with spotlights and fitted blinds, and a fitted kitchen/diner filled with a variety of wall/base units and integral appliances.

Second floor: Landing with two double bedrooms (master has mirrored wardrobes along one wall, and built-in airing cupboard in bedroom two), En-suite shower rooms in bedrooms one and two!


Externally: Low maintenance frontage leading to the main door, Tarmac driveway to the side elevation, leading to the attached garage. Gated side access leads to the rear patio and the rear is laid to lawn garden.







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band:

### AGENTS NOTE – DRAFT PARTICULARS:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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