



**Leeming Lane North, Mansfield Woodhouse**  
Mansfield, Nottinghamshire, NG19 9DU



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**\*\*WE ABSOLUTELY LOVE THIS COSY DETACHED DORMER BUNGALOW (with rear kitchen extension and planning granted to build a double detached garage- if required)), AND WE ARE SURE YOU WILL LOVE IT TOO\*\***

This is the kind of property you will want to simply relax, unwind, and enjoy with plenty of original features remaining, and upgrades such as a multi-fuel log burning stove, extended kitchen, four-piece bathroom suite, and spacious room sizes.


The property briefly comprises the following: Side access into the L-shaped hallway, lounge with feature fire and bay fronted window, patio doors/windows to the side elevation, and stairs rising into the master bedroom which has built-in storage. Leading back down to the ground level we have two cracking-sized double bedrooms, a family bathroom which is now a four-piece bathroom suite (and a new boiler installed roughly two years ago), and an extended kitchen/diner filled with masses of storage and integrated, oven/hob, extractor, washing machine, tumble dryer along with a dishwasher.

Externally: Gated driveway opening up the front garden with gated access on both sides, a rear patio, decked terrace, garden swing, and summerhouse.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>63</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	

**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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