



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



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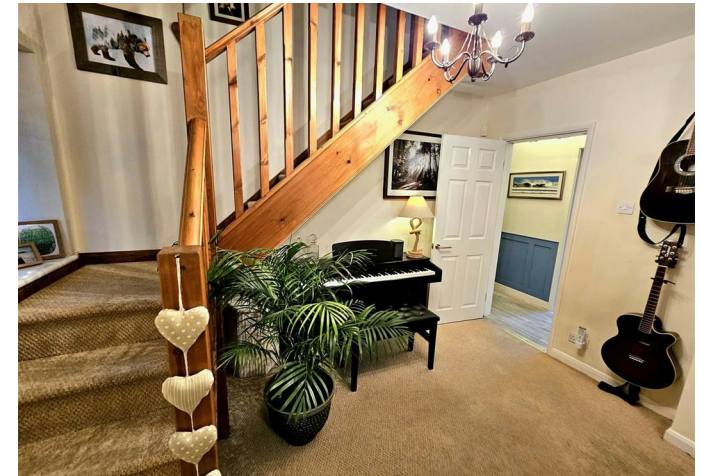
**** NOW INCLUDING PLANS FOR GARAGE ON DRIVE ****

****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.



Lounge

11'8" + 16'0" (3.57 + 4.90)

Kitchen/Diner

8'10" + 11'6" / 7'0" + 8'0" (2.70 + 3.52 / 2.15 + 2.45)

Bedroom 1

10'11" + 11'8" (3.34 + 3.57)

Bedroom 2

8'11" + 11'0" (2.73 + 3.37)

Bedroom 3

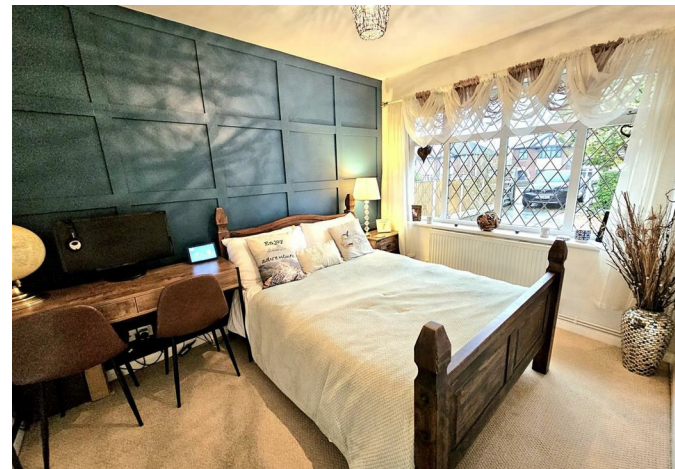
11'7" + 19'7" (3.55 + 5.97)


Bathroom

5'3" + 9'10" (1.62 + 3.00)



- ****360 VIRTUAL TOUR AVAILABLE**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

Local Authority: Mansfield District Council
Council Tax Band: C

AGENTS NOTE – DRAFT PARTICULARS:

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