



Mansfield Road, Warsop  
Mansfield, Nottinghamshire, NG20 0DE





## Mansfield Road, Warsop Mansfield, Nottinghamshire, NG20 ODE

0000 000 000 000

REDUCED FOR SEPTEMBER\*\*

A BEAUTIFULLY EXTENDED DETACHED PROPERTY WITH PLENTY OF PARKING. Offered for sale is this beautiful modern family home in Warsop with the added benefit of a large conservatory serving as a reception room along with a multi-fuel wood-burning stove.

The property briefly comprises the following: An entrance hallway with a storage cupboard under the stairs, an open-plan lounge with bay fronted window, dining area/second reception room, breakfast kitchen fitted with a modern GCH boiler, and a well-proportioned conservatory leading directly onto the patio and maintained garden. First floor: Landing with loft/pull-down stairs, three bedrooms (two doubles and a single) along with a fully updates shower room and separate WC.

Externally: This property is set back off the road proudly behind wooden barn swing gates, plenty of parking on the driveway, gated side access leading to the garage/workshop. The rear garden is an enclosed sun trap with a lawn area, well-stocked borders, paved patio area, and a decked terrace.

NOT TO BE MISSED-OFFERED FOR SALE WITH NO UPWARD CHAIN!





## Accommodation

### Entrance Hallway

Entrance via a new composite door with double glazed panels, upvc window to the and side elevation, central heating radiator and storage cupboard under the stairs housing the meter boxes.

### Lounge

13'0" x 12'10" (3.97 x 3.92)

### Dining Room/Second Reception Room (fitted with a l

17'5" x 9'4" (5.33 x 2.87)

### Breakfast Kitchen

19'1" x 12'0" (5.84 x 3.66)

### Conservatory (Reception Room Three

16'0" x 8'2" (4.88 x 2.49)

### Galleried Landing

### Master Bedroom

11'5" x 10'5" (3.48 x 3.20)

### Bedroom Two

10'5" x 9'4" (3.18 x 2.87)

### Shower Room

### WC

### Bedroom Three

8'3" x 6'5" (2.54 x 1.96)

### Externally




- Extended property with four reception rooms
- Secure gated driveway and access to the garage/workshop
- Conservatory and large dining kitchen
- A property ideal for growing families
- Various windows replaced April 2022
- New boiler fitted less than two years ago
- Space for all the family
- Not overlooked but close to major access routes
- NO UPWARD CHAIN





# Mansfield Road

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	71	81
(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	

### COUNCIL TAX INFORMATION:

Local Authority: Mansfield District Council  
Council Tax Band: C

### 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

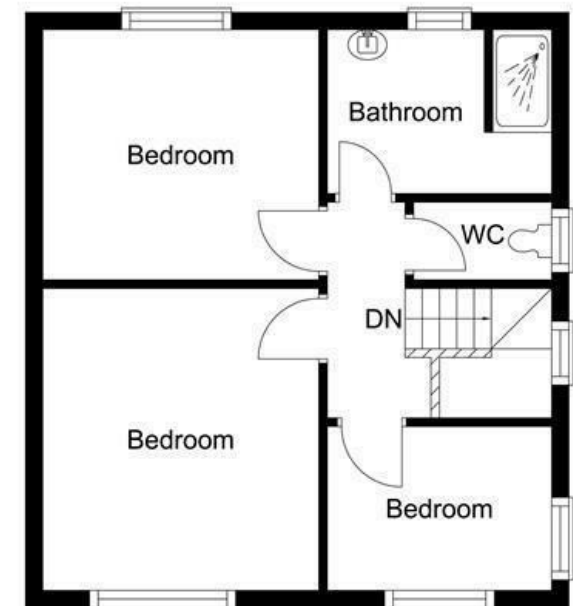


t: 01623424616

e: mansfield@newtonfallowell.co.uk



GROUND FLOOR



FIRST FLOOR

