

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower energy code	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower energy code	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

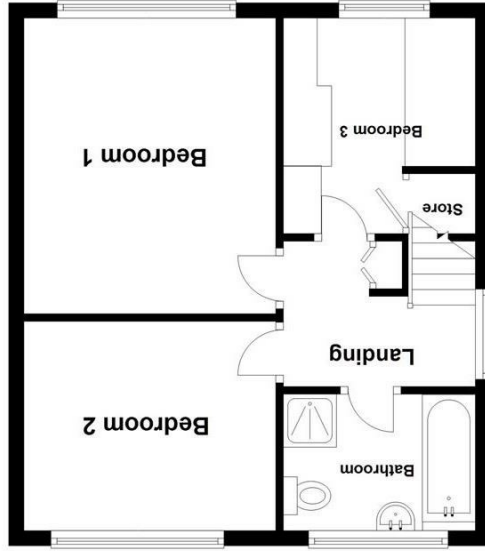


John Sankey
Estate Agents

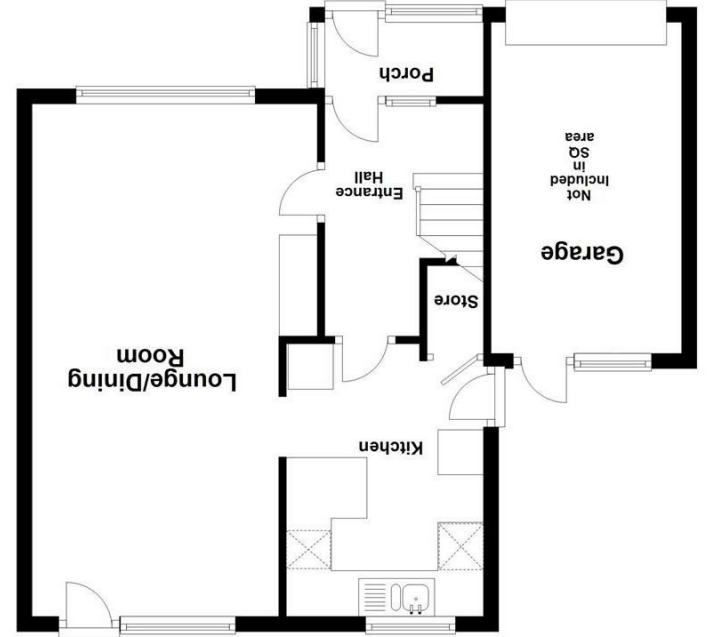
41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.

Total area: approx. 82.9 sq. metres (892.1 sq. feet)



First Floor
Approx. 40.3 sq. metres (433.6 sq. feet)



Ground Floor
Approx. 42.6 sq. metres (458.5 sq. feet)



John Sankey

3 Glannis Square, Church Warsop, Notts, NG20 0RN
 £190,000

John Sankey
Estate Agents



Glannis Square

Church Warsop

Welcome to this charming, semi-detached house located in the picturesque Glannis Square, Church Warsop, near the A60 to Mansfield one way and Worksop in the other direction. This delightful property boasts an open plan reception room, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. The property also features a well-appointed bathroom, ensuring convenience and comfort for all residents.

One of the highlights of this lovely home is the generous lounge/diner, providing a warm and inviting space for gatherings and everyday living. Additionally, the garage and double block paved driveway offer convenient parking options for you and your visitors. The solar panels currently generate £1,000 of income per annum, in addition to saving money on electricity consumption.

Situated in a cul-de-sac location, this property offers a peaceful and safe environment, ideal for families or those seeking tranquillity. The proximity to the local nature reserve, The Carrs, and the scenic River Meden provides endless opportunities for beautiful walks and outdoor adventures.

Located near a quaint high street with a variety of amenities including a bakers, boutique shops, and local businesses, this property offers the perfect blend of convenience and charm.

Don't miss out on this fantastic opportunity to own a semi-detached house in a desirable location with no onward chain. Contact us today to arrange a viewing and make this wonderful property your new home!



How to find the property

Leave Mansfield via the A60 Woodhouse Road, through Mansfield Woodhouse via Leeming Lane and through Market Warsop, at the Church turn right onto Eastfields Lane, then at the bend in the road via right onto Manor road, left onto Meden Glen then right onto Glannis Square and the property is on the left hand side and can be identified by our for sale board.

Ground Floor

Porch

7'1" x 3'2"

Which is uPVC double glazed leading to the front door and door through to the hallway.

Entrance Hall

10'1" maximum x 6'10"

With stairs rising to the first floor, uPVC door and side window and central heating radiator.

Living Room

22'2" x 12'4" maximum

Having a uPVC double glazed window to the front, rear uPVC double glazed window and door leading to the garden making this a light and airy fantastic living space, wall mounted gas fire(not tested), two central heating radiators, door from the hallway and additional door into the kitchen.

Kitchen

11'10" maximum x 8'6"

Fitted with a range of wall and base units, cupboards and drawers, cooker, washing machine and fridge freezer included in the sale, bowl and a half sink, breakfast bar, central heating radiator, walk in pantry, uPVC double glazed door onto the rear garden and a door through to the hallway and a doorway to the lounge.

First Floor

Stairs and Landing

8'4" x 6'4"

With access to the loft, airing cupboard and doors to three bedrooms and the shower room with a uPVC double glazed window to the side.

Bedroom No. 1

12'10" x 10'11"

Having a uPVC double glazed window to the front and central heating radiator.

Bedroom No. 2

10'11" x 9'1"

Having a uPVC double glazed window to the rear and central heating radiator.

Bedroom No. 3

9'4" maximum x 8'4"

Having a uPVC double glazed window to the front, built in bed, fitted wardrobes and overhead cupboards, under bed storage, dressing table, double wardrobe and central heating radiator.

Family Bathroom

8'4" x 5'11"

Having a four piece suite comprising of bath, shower cubicle housing an electric shower, wash hand basin, low flush w.c., fully tiled walls, central heating radiator and uPVC double glazed window.

Outside

The front garden is laid to lawn with block paved double driveway leading to the single integral garage and there is side access via a wrought iron gate to the back garden

The rear garden is fully enclosed with two slabbed patio areas and laid to lawn with mature plants and bushes.

Garage

Having an up and over door, lighting, electricity and consumer unit.

To the rear of the garage is a uPVC double glazed window and door giving pedestrian access to the rear garden.

Additional Information

Council Tax Band B.

No upward chain.

Freehold.

Standard Construction.

Solar panels currently generate £1,000 of income per annum.

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

