





27 Warsop Lane, Rainworth

Guide Price £170,000-£180,000 Freehold

EPC=C • THREE BEDROOM SEMI-DETACHED HOME • TWO RECEPTION ROOMS AND DOWNSTAIRS WC • DRIVEWAY, LOVELY REAR GARDEN & GARAGE • CLOSE TO LOCAL SCHOOLS AND AMENITIES















How To Find The Property

Mansfield via Southwell Road West until the main roundabout past Aldi continuing straight ahead onto Southwell Road East towards Rainworth. Take the first right turn onto Blidworth Lane, following to the bottom. At the junction turn left onto Warsop Lane continue for approximately half a mile and opposite the Joseph Whitaker school take the right turn into the service road where the property is then located on the left-hand side clearly marked by one of our sideboards.

Porch

Added approximately seven years ago, the entrance porch features UPVC double-glazed doors leading into the space. A further UPVC door provides access to the main entrance hall.

Entrance Hall

The entrance hall is has stairs rising to the first floor and a UPVC double-glazed window to the side aspect, offering plenty of natural light. An alcove beneath the stairs provides useful storage, alongside a cloak cupboard that houses the electricity meter. The space includes a central heating radiator, with internal doors leading to the lounge and kitchen.

Downstairs W.C.

Comprising a low-flush WC and sink unit, this convenient space also includes a UPVC double-glazed window to the side aspect.

Living Room

13' 1" x 12' 4" (3.99m x 3.76m)

The main reception room is well-lit thanks to a UPVC double-glazed window to the front aspect. It features a central heating radiator, coving to the ceiling, TV point, and power points. An internal door leads through to the dining room.

Kitchen

10' 2" x 8' 3" (3.10m x 2.51m)

The kitchen offers a range of wall and base units, along with an integral fridge. The work surface incorporates a sink and drainer unit with a mixer tap, and there is space and plumbing for a washing machine. The Worcester gas central heating boiler is located here, and a UPVC double-glazed window to the side aspect provides natural light. A door leads to the rear porch, and an internal door provides access to the dining room.

Dining Room

12' 3" x 10' 0" (3.73m x 3.05m)

A generous second reception room, the dining room features a UPVC double-glazed window to the rear aspect that overlooks the garden. The room includes a central heating radiator and power points.

Rear Porch

A practical addition to the property, the rear porch offers power points and space for a fridge freezer. UPVC double-glazed windows and a door provide views and access to the garden, with an additional UPVC door leading into the kitchen.

First Floor

Bedroom No. 1

13' 1" x 11' 7" (3.99m x 3.53m)

A spacious double bedroom with a UPVC doubleglazed window to the front aspect, central heating radiator, and power point.

Bedroom No. 2

12' 3" x 9' 11" (3.73m x 3.02m)

Another double bedroom, this room benefits from a fitted cupboard providing useful storage. A UPVC double-glazed window overlooks the rear garden, and the room includes a central heating radiator and power point.

Bedroom No. 3

9' 1" x 7' 9" (2.77m x 2.36m)

A well-proportioned single bedroom, this space features fitted cupboards, a UPVC double-glazed window to the front aspect, central heating radiator, and power point.

Bathroom

The bathroom includes a pedestal sink and a bath with an electric shower above. There is fitted storage housing the water tank, a UPVC double-glazed window to the rear aspect, and a central heating radiator.

Separate W.C.

Comprising a low-flush WC and a UPVC double-glazed window to the side aspect.

Outside

The property boasts a spacious frontage, with a driveway extending down the side of the property to accommodate several vehicles. The front garden includes a shaped lawn with dug-out borders.

Additionally, the property owns the land on the opposite side of the service road up to the middle of the hedge, and the width of the boundary line adding further possibilities for parking as some of the neighbouring properties have taken advantage of this. The rear garden is a generous size and mainly laid to lawn, with planted shrubs adding charm. Included in the sale is a greenhouse, as well as a concrete sectional garage featuring an up-and-over door. There is access to the driveway, which leads to a brick-built outhouse providing further storage. An outdoor tap is located to the side of the property.

Additional Information

Tenure: Freehold

Council Tax Band: B

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

We have been made aware by our client that the area of service road in front of each property is the responsibility of the property owner, for the maintenance and up keep.





