



RECTORY ROAD | CHURCH WARSOP | MANSFIELD | NG20 0RX

**BuckleyBrown**  
ESTATE AGENTS

HOME SWEET HOME!.. This is the perfect example of an exceptional three bedroom bungalow and is perfect for any modern day family! This excellent detached property stands on a wonderful plot with terrific nearby shops and amenities. This one is a true credit to its current owners who have kept it to a magnificent standard throughout, and we can't wait to show you around!

Upon entry, you will be welcomed to two beautiful reception rooms, the first being the living room. This stunning space offers a bright and airy atmosphere, with a fitted log burner that lends itself perfectly to cosy nights in. There's a fabulous set of French doors that lead out nicely to the rear garden- excellent for utilising in the summertime! The dining room is just next door and offers an excellent setting for sit down meals, with another set of French doors that lead you out to the rear garden. Perfect for entertaining! The kitchen is equally as impressive, boasting a wonderful range of shaker style wall and base units, along with integrated appliances and gorgeous Range cooker. You'll love showing off your culinary skills here! There's also a handy utility and WC.

Moving further, you will find three excellent bedrooms, all of which have been kept to a high standard throughout. Each benefits from their own fitted wardrobes, along with a great amount of flexibility. Additionally, the bathroom can be found just off the hall and completes the floor nicely with a modern four piece suite.

The outside space complements the home perfectly and benefits from a generous rear garden with extensive lawn, patio seating area, storage shed, greenhouse, mature surrounding shrubs and a surrounding fence for additional privacy. The ideal setting to enjoy gardening and alfresco dining in the spring and summer. The front of the property also benefits from a private driveway that leads up to a handy attached garage, allowing space for ample off-road parking.

What are you waiting for? Call our team today!





#### Porch

With access into;

#### Hallway

With storage cupboard, central heating radiator and access into;

#### Living Room 11'6" x 17'6"

With fitted carpets, log burner, central heating radiator, window to the side elevation and French doors leading out to the rear garden.

#### Dining Room 10'0" x 13'10"

With central heating radiator and French doors leading out to the rear garden. With open access into;

#### Kitchen 8'7" x 10'2"

Complete with an excellent range of shaker

style units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, Range cooker with five ring hob and extractor fan above, integrated appliances, downlights, central heating radiator, window to the front elevation and access into;

#### Utility 6'11" x 8'7"

Complete with a range of matching wall and base units matching that of the kitchen, inset sink and drainer, integrated appliances, central heating radiator, window to the rear elevation and access through to;

#### Rear Hallway

With storage cupboard, door leading outside and access into;



#### WC

Complete with a low flush WC and opaque window to the side elevation.

#### Bedroom One 11'6" x 13'6"

With fitted carpets, fitted wardrobes, central heating radiator and window to the front elevation.

#### Bedroom Two 10'6" x 11'6"

With fitted carpets, fitted wardrobes, central heating radiator and window to the side elevation.

#### Bedroom Three 8'10" x 10'0"

With fitted carpets, fitted wardrobes, central heating radiator and window to the front elevation.

#### Bathroom 5'4" x 8'8"

Complete with a modern four piece suite including bath, walk-in shower cubicle, low flush WC, hand wash basin, chrome heated towel rail, full-height tiling, downlights and opaque window to the side elevation.

#### Outside

Featuring a generous garden to the rear with patio seating area, extensive lawn, shed, greenhouse, mature surrounding shrubs and a fence surround for additional privacy. To the front of the property is a private driveway leading up to an attached garage (2.90m x 5.42m), allowing space for ample off-road parking.



Ground Floor  
127Sq.m/1365.36Sq.ft  
approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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