



Offers Over £220,000 Freehold

6 OLD HALL CLOSE | WARSOP | MANSFIELD | NG20 0QS

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CREATE YOUR NEXT CHAPTER!!...This two bedroom detached bungalow is located in the heart of Warsop and nearby a range of handy shops and amenities. This property offers a delightful blend of comfort and convenience, making it ideal for those looking for their forever home. Let's take a look inside..

Upon entry, you'll be welcomed to a lovely homely lounge ready to add your own stamp. Through to the spacious kitchen with matching cabinets and ample worktop space, You will find an inset sink and integrated appliances. Not to mention the space for additional appliances.

From the inner hall, you will find two bedrooms, both offering space for all of your furnishings. The bathroom is situated in between both bedrooms for added convenience, and is fitted with a three-piece suite. Completing the bungalow is a light and airy conservatory perfect for summer mornings accessible from the second bedroom.

Heading outside, the spacious private garden accommodates a well-maintained lawn. To the front offers handy off road parking for plenty of cars with the added extra of a garage! Call now to book a viewing!







#### Porch

With access to the Living room.

#### Living Room 11'10" x 21'5"

Sizeable carpeted living room with central heating radiators, two windows making it bright and airy and a feature fireplace.

#### Kitchen 8'3" x 13'4"

Kitchen with matching cabinets, integrated appliances, an inset sink and ample worktop and storage space with room at the end of the kitchen for a small table and chair.

#### Hall

With access to both bedrooms and the bathroom.

#### Bedroom One 10'10" x 12'11"

Generous sized carpeted bedroom with built in wardrobes, central heating radiator and room for your desired furniture.

#### Bathroom 8'2" x 8'2"

Three piece suite with a bath, hand wash basin and low flush WC.

#### Bedroom Two 10'2" x 11'4"

Generous sized carpeted bedroom with built in wardrobes, central heating radiator and room for your desired furniture. This room leads out to the conservatory.

#### Conservatory 9'4" x 10'11"

Surrounding windows with ample furniture space and a door leading out into the garden.



#### Garage 8'8" x 17'9"

Ample storage space and access from the side and back of the garage.

#### Outside

Spacious private back garden with a well maintained law . To the front offers handy off road parking for plenty of cars with the added extra of a garage!









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. Specifically 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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>		<b>60</b>	<b>60</b>
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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