



£450,000

ASKEW LANE | WARSOP | MANSFIELD | NG20 0DD

BuckleyBrown
ESTATE AGENTS

EXPECT THE UNEXPECTED!.. This five bedroomed detached family residence is something very special in our eyes! Set in mature garden grounds with gated access allowing entry to the driveway which extends to the side of the property. This allows for ample off street parking and in turn gives access to the double detached garage and workshop. This family home is full of character and hosts many delightful features, if this sounds like the one for you then keep reading...

Upon entry, you will be presented with a simple yet effective layout. This residence hosts an impressive three reception rooms! Starting with the spacious lounge which hosts a feature fireplace and a bright bay window which sets the scene for cosy evenings in. The dining room is currently being used as a second lounge because of its coziness and convenience, but perfect for your desired dining room furniture! Through to the beautifully set out kitchen you'll find a range of cabinetry and units with work surfaces over, an integrated oven and space for additional appliances such as a fridge/freezer and a table and chairs! Finishing this floor you'll find a garden room, perfect for your morning cup of teas along with a downstairs WC for added convenience/utility.

Let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to five well-sized bedrooms with space for all of your homely furnishings. The family bathroom completes the floor and comprises a three-piece suite, essential for unwinding and relaxing.

Heading outside, you'll be met with approximately third of an acre of perfectly maintained garden including a lawn and patio! The front offers gated access of a unadopted road with private driveway leading to garage providing ample off street parking. This property also accommodates a driveway to the front with off road parking for added convenience, a double garage and workshop.

Call now to book a viewing!!





Entrance Hall 5'10" x 19'4"

A welcoming spacious entrance hall with built in storage under stairs and two central heating radiators.

Lounge 17'10" x 21'9"

A light and airy main reception room with the feature focal point being the stunning gas fireplace. Patio doors leading to front elevation, bay window and window to side elevation providing an excellent source of natural light. Three central heating radiators.

Dining Room 11'10" x 14'11"

Feature electric fireplace, bay window to side elevation and two central heating radiators

Kitchen/Diner 10'1" x 21'10"

A superb size kitchen diner with ample space for dining table and chairs making

this the perfect family room. The kitchen is fitted with a neutral range of wall and base units incorporating drainer sink unit with complementary tiled splash backs. Integrated electric oven and gas hob. Stained glass window to side and window to rear elevation and central heating radiator.

Side Porch 5'6" x 13'8"

With central heating radiator and access to;

Utility/Downstairs WC 5'6" x 6'4"

Space and plumbing for washing machine and dryer. Low level WC, pedestal wash basin and opaque window.

Landing 9'10" x 20'8"

Featuring stained glass window to side elevation and central heating radiator.



Bedroom One 11'8" x 17'10"

Benefitting from built in wardrobes, dual aspect windows to front and side elevation and central heating radiator.

Bedroom Two 9'7" x 17'11"

Dual aspect window to front and side elevation and central heating radiator.

Bedroom Three 11'11" x 11'11"

Window to side elevation and central heating radiator.

Bedroom Four 11'6" x 10'2"

Window to side elevation and central heating radiator.

Bedroom Five/Study 6'4" x 8'2"

Currently being used as an office room with window to side elevation and central heating radiator.

Family Bathroom 5'10" x 9'10"

A modern suite finished in white comprising P shaped bath with shower over, low level WC and pedestal wash basin with complementary tiled splashbacks. Opaque window and heated towel rail.

Garage 16'3" x 19'7"

The garage offer ample storage with the added bonus of electric points and lighting. There is also access to a further storage room at the rear - 3.07m x 5.00m.

Outside

Sitting on approximately a third of an acre this plot has a lot to offer! Featuring gated access of a unadopted road with private driveway leading to garage providing ample off street parking. The garage does have power and lighting. The whole plot is fully enclosed and mainly laid to lawn with

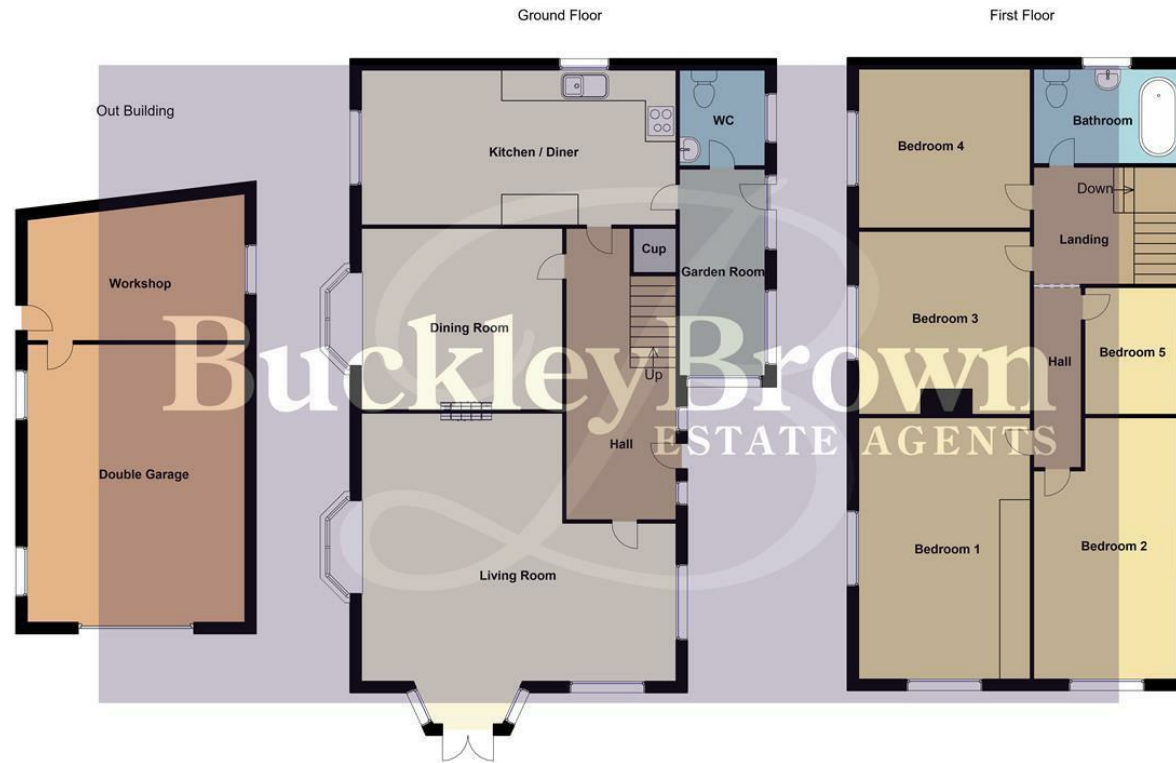


wooden shed and feature pond. There currently is planning permission on the grounds for one dwelling.









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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	79
(55-68) D			
(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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