



Guide Price £325,000

GLEBE AVENUE | WARSOP | MANSFIELD | NG20 0PR

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £325,000 - £350,000 ** YOUR FOREVER HOME! AMPLE SPACE FOR EXTENSIONS! ..** Introducing this charming three-bedroom detached property! This property is located within the sought after village of Warsop and nearby to a range of shops, amenities and close to the town centre. This house would make the perfect forever home...

As we step inside you will be welcomed into the impressive-sized lounge/dining area which really is the perfect entertaining space for family and friends. The large window and sliding doors allow plenty of natural light to fill the room, you will want to spend a lot of time here! Through to the kitchen you'll find it has so much potential! along with plenty of space for appliances, an integrated double oven and room for an American fridge/freezer. To finish off the ground floor you'll find a handy downstairs WC and storage cupboard!

As you make your way to the first floor you will find three generous bedrooms, these rooms have been lovingly maintained and allow space to add your own stamp. The family bathroom is just off the landing next to some added storage cupboards, perfect for convenience! This four piece bathroom is the perfect place to relax and unwind.

Heading outside, this property accommodates a stunning and spacious garden which hosts a super private lawn with planted trees and shrubs. There is also a patio seating area to enjoy evening drinks with family and friends. To the front of the property also benefits from a driveway that allows parking space for multiple vehicles and a garage with sufficient plumbing in for a washer/dryer. Call now to book a viewing!!





Porch
Entrance to the house with ample space for shoes and coats.

Hall
With modern tiled flooring and access to all downstairs rooms.

Living Room 19'11" x 22'5"
Larger than most living room with laminate flooring, a full working brick feature fireplace, central heating radiators, a sliding double door to the back elevation and a beautiful curved bay window to the front.

Kitchen 14'2" x 12'9"
Spacious kitchen with integrated appliances such as a double oven and an inset sink and room for other appliances

such as a dishwasher and an American fridge/freezer. Window to the rear elevation.

Cupboard
Ample storage space.

WC
Low flush toilet and hand wash basin.

Landing
Carpeted landing with access to storage cupboards, bedrooms and the bathroom.

Bedroom One 14'3" x 12'0"
Carpeted bedroom with central heating radiator, spotlights and modern panelled feature wall with a large window to the front external. This bedroom has been decorated in a nice neutral aesthetic, perfect for adding your own stamp.



Bedroom Two 11'6" x 8'10"
Carpeted bedroom with central heating radiator and a window to the rear external. This bedroom has been decorated in a nice neutral aesthetic, perfect for adding your own stamp.

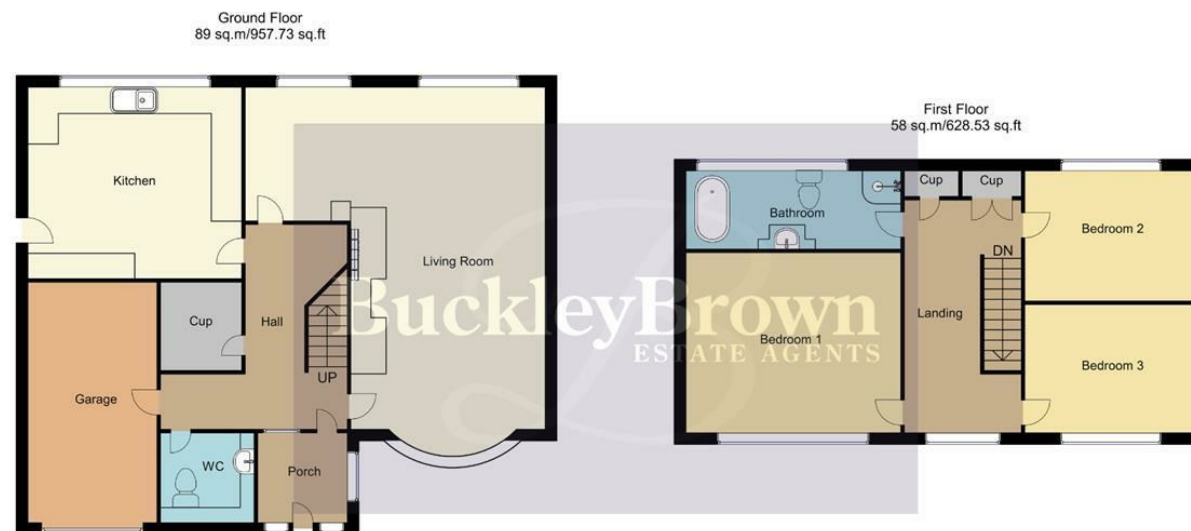
Bedroom Three 11'6" x 8'8"
Carpeted bedroom with central heating radiator and a window to the front external. This bedroom has been decorated in a nice neutral aesthetic, perfect for adding your own stamp.

Bathroom 14'1" x 5'5"
Spacious four piece bathroom with a bath, built in shower, hand wash basin, built in cupboards and a low flush WC.

Garage 8'9" x 15'11"

Ample storage space and access from the front of the house and the hall on the inside.





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) A		79
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	54	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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