



Offers Over £160,000

29 BENTINCK TERRACE | WARSOP | MANSFIELD | NG20 0LF

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ONE NOT TO BE MISSED!...

*****NO CHAIN*****

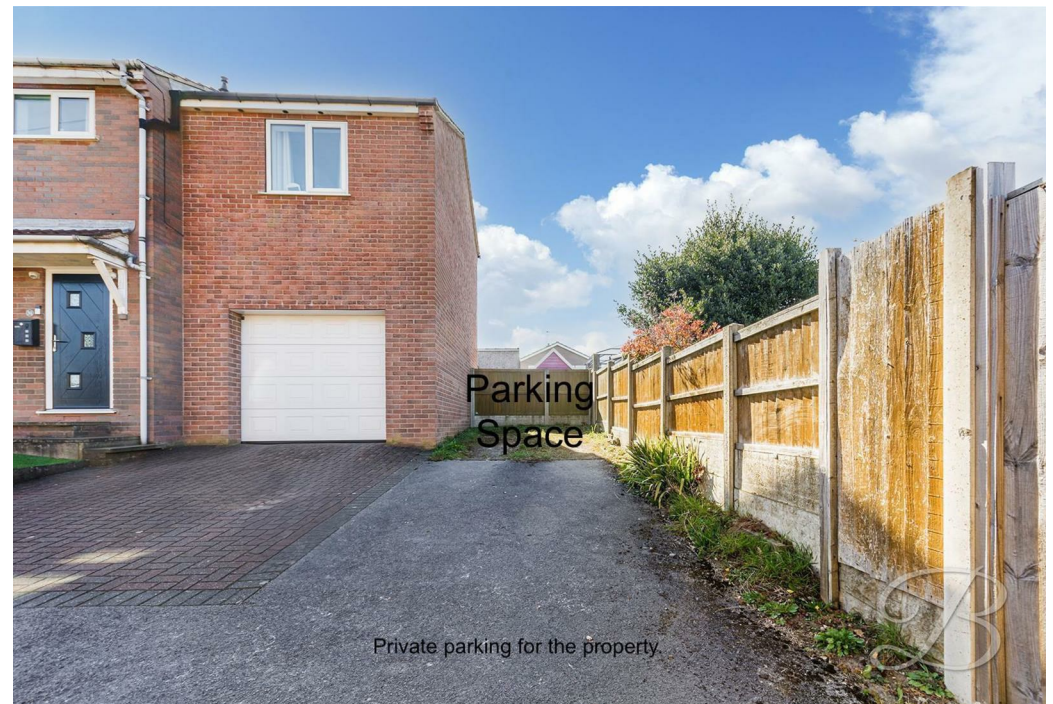
Welcome to this well-maintained and tastefully decorated three-bedroom home, ideally situated in the popular area of Warsop. Tucked away in a quiet cul-de-sac, this property enjoys a peaceful setting while still being close to a great range of amenities, including schools, parks, and transport links. Perfect for families, first-time buyers, or anyone looking to simply move in and enjoy. Let's take a look inside...

Step into a welcoming hallway that leads to a spacious living room, beautifully styled with neutral tones and featuring a charming fireplace – the perfect focal point for relaxing evenings. The separate kitchen/dining room is well-appointed with ample cupboard space and room for a dining table, making it ideal for family meals and entertaining guests.

Upstairs, the property boasts three generously sized bedrooms, all neutrally decorated to suit any style. The family bathroom is fitted with a modern three-piece suite, including a bath with overhead shower.

This home truly stands out with its generous plot. To the front, a laid lawn is bordered by mature trees and established shrubbery, creating a welcoming kerb appeal. The extended land provides valuable off-street parking. The rear garden provides a well kept lawn- providing an ideal space for those outdoor activities. A greenhouse sits neatly to one side, providing a great space for growing your own plants, vegetables, or flowers year-round. The entire garden is enclosed by solid fencing, offering that extra privacy.

Dont miss out on this great opportunity- call today to arrange a viewing!!





Entrance Hall

With stairs rising to the first floor and a door providing access into;

Living Room 12'7" x 12'11"

With hard wood flooring, feature fireplace and a window to the front elevation.

Kitchen/ Dining Room 15'8" x 9'5"

Complete with a range of matching cabinetry with ample worktop surfaces. It features an inset sink and drainer, door to side elevation, window to rear elevation and space for appliances. This room allows ample space for your dining furniture.

Landing

Surrounding doors provide access into;

Bedroom One 8'6" x 11'10"

With carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 9'5" x 10'10"

With carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 6'9" x 9'2"

With carpeted flooring, central heating



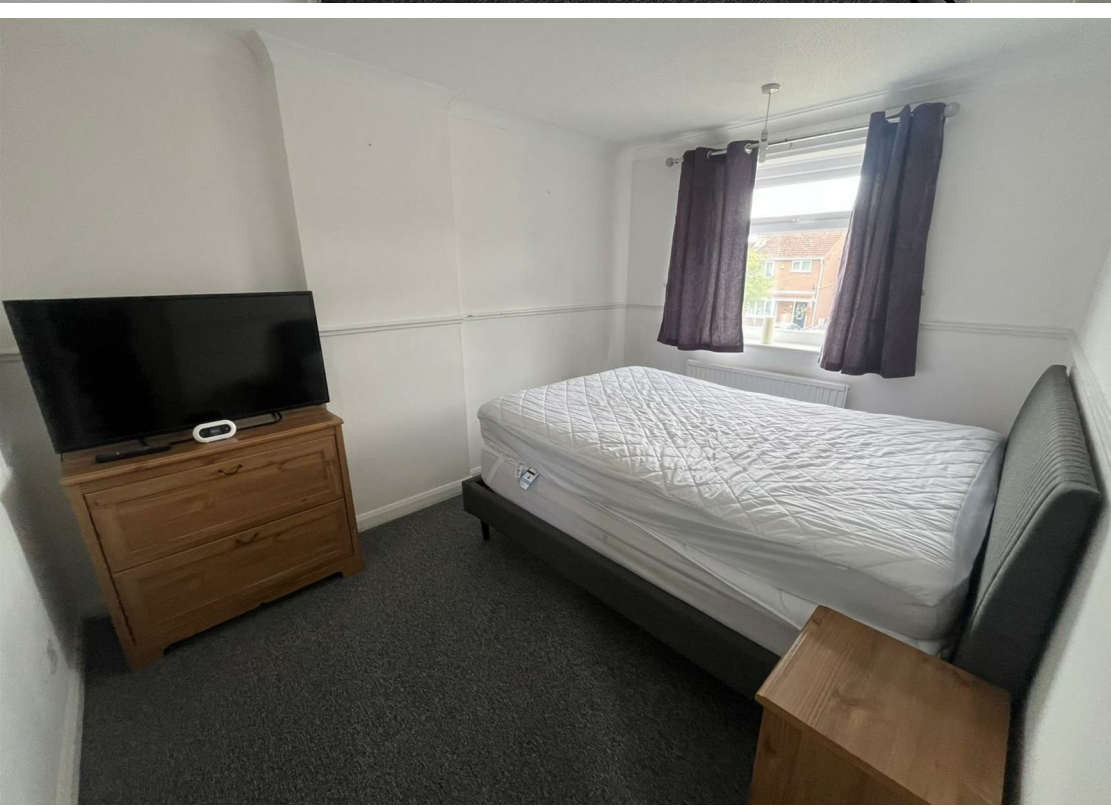
radiator and a window to the front elevation.

Bathroom 6'3" x 5'6"

Complete with a modern three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

Outside

The property benefits from extended land providing off-street parking. The front offers a laid lawn with mature trees and shrubbery, while the rear includes a lawn, greenhouse, and surrounding fencing.





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		87	
(81-91) B			
(69-80) C			
(55-68) D	71		
(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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