



£775 Per Month

55 CARTER LANE | WARSOP VALE | MANSFIELD | NG20 8XE

BuckleyBrown
ESTATE AGENTS

ONE TO MAKE YOUR OWN!...This three bedroom end-terraced home is one that won't be on the market for long! This property offers a deceptively spacious layout which boasts a great amount of potential to modernise and create something special. Not only that, but this delightful property boasts a driveway for added convenience and a low maintenance rear garden! Positioned well in Warsop Vale, with transport links only a short distance away.

Firstly, you will immediately be greeted by the spacious living room which is filled with ample natural light and will lend itself perfectly as a sociable space to entertain. Along with the added benefit of windows to both the front and rear elevation. You'll notice there is a storage room just off from here which boasts a wonderful amount of additional space. Next door hosts a kitchen which is complete with a range of matching cabinets and units, work surface, inset sink and finished off with a tiled splash back. There is also a door leading outside for convenient access to the rear garden. Completing this floor is an accessible shower room fitted with a walk-in shower and full high tiling.

The first floor landing in-turn provides access to three versatile bedrooms, all of which are of an excellent size and present an opportunity to add your own personal touch. Don't miss out! Call our team today to book a viewing!





Living Room 13'9" x 23'4"

With carpet to flooring, two central heating radiators, window to the front and rear elevation. There is a convenient storage cupboard and a door leading into the kitchen.

Kitchen 7'3" x 7'3"

Fitted with neutral wall and base units, work surface, inset sink with a mixer tap above, tiled splash back, space for a freestanding cooker and plumbing for a washing machine. There is also a window to the side elevation, tiled flooring and access to the shower room.

Shower Room 7'3" x 10'10"

With a walk-in shower, hand rail, wash hand basin, low flush WC, tiling, central heating radiator and an opaque window to the side elevation.

Landing

With carpet to flooring and access to;

Bedroom One 12'3" x 13'9"

With carpet to flooring, central heating radiator, cupboard for additional storage space and a window to the rear elevation.

Bedroom Two 9'6" x 10'5"

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

Bedroom Three 7'0" x 10'5"

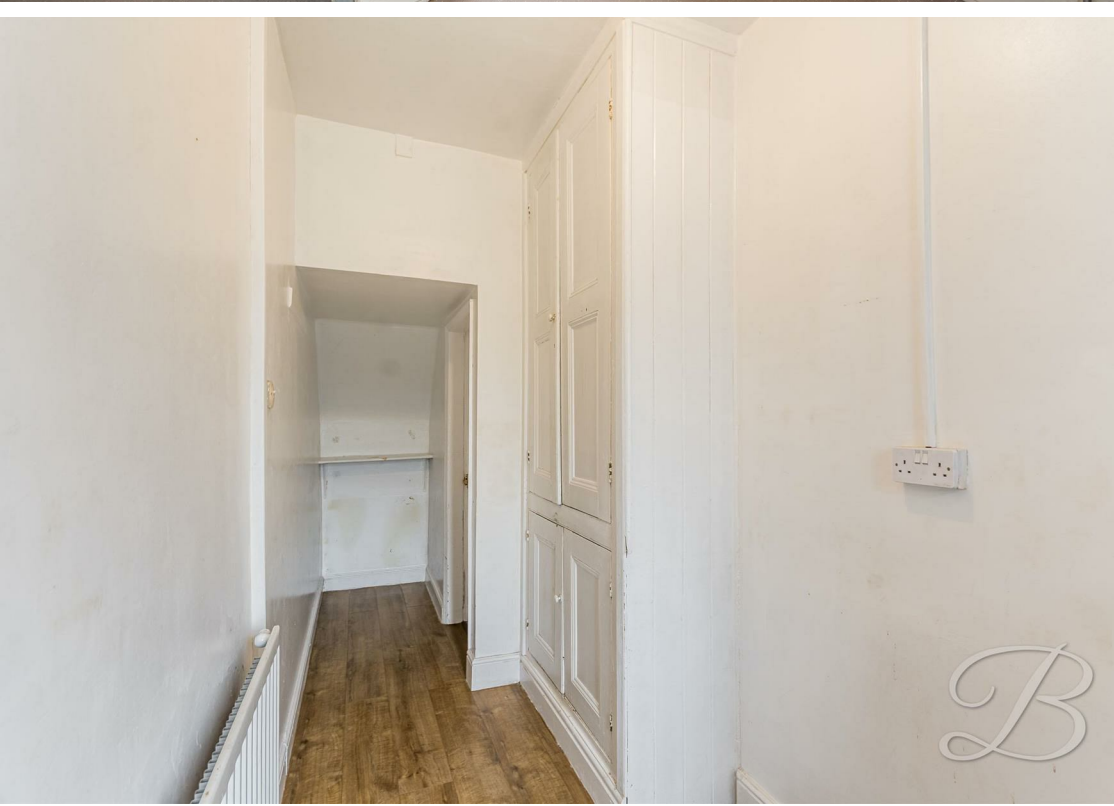
With carpet to flooring, central heating radiator and a window to the front elevation.

Outside

With off-road parking to the side of the



property and a paved rear garden which is low maintenance and benefits from a fence surround.





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			83
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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