



## 4 TEN ROW MANSFIELD, NG20 9LY

**£250,000**  
**FREEHOLD**

For sale with no onward chain is this recently renovated, four-bedroom, Grade II listed cottage. This charming property features a welcoming entrance hall leading to a spacious living room with original beams, a multi-fuel log burner, and access to a downstairs WC. The well-equipped breakfast kitchen boasts high-quality units, integrated appliances, underfloor heating, and garden access. The first floor offers two double bedrooms, one with a walk-in wardrobe, and a luxury shower room. The second floor hosts two additional double bedrooms, one featuring a raised panelled bath. Outside, the enclosed landscaped garden includes patio seating areas, a raised lawn with spot lighting, and a detached garage with visitor parking.

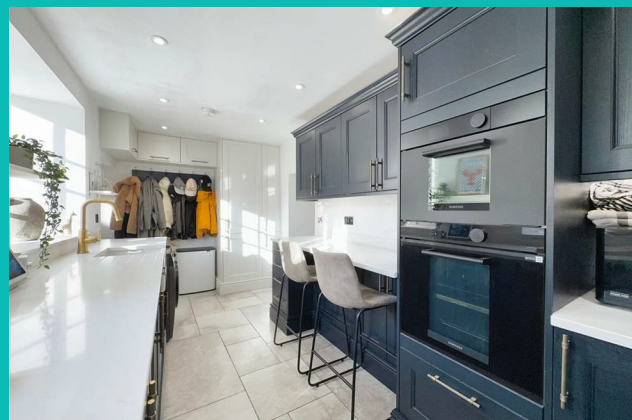
**Kendra  
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# 4 TEN ROW

- A stunning, recently renovated grade II listed, four bedroom cottage for sale.
- Situated in the beautiful village of Cuckney, close to Mansfield and Worksop, A1 & M1 motorway links.
- Spacious Living Room – Features original beams, a multi-fuel log burner, Under floor heating and wooden shutters.
- Modern Breakfast Kitchen – High-quality units, integrated appliances, underfloor heating, and garden access.
- Four Double Bedrooms – Two on the first floor, two on the second, including one with a raised panelled bath.
- Luxury Shower Room – Walk-in shower, vanity unit, and modern fixtures.
- Enclosed Landscaped Garden – Paved seating areas, raised lawn with spot lighting, and steps leading to a lower patio.
- Detached Garage & Visitor Parking – Rear access with ample space.
- Stylish & Functional Design – Retaining character features with modern comforts throughout.



## LOCATION

Cuckney is a historic village located in the Bassetlaw district of Nottinghamshire, England, near the town of Mansfield. It lies approximately 5 miles north of Mansfield and is situated between Worksop and Market Warsop. The village is known for its picturesque scenery, rich history, and strong community spirit.

## ENTRANCE HALLWAY

Featuring a front-facing wooden door leading into the entrance hallway, with a staircase rising to the first-floor landing. The space benefits from tiled flooring with underfloor heating, which continues seamlessly into the charming living room.

## LIVING ROOM

A generously sized and charming living room with a front-facing window fitted with wooden shutters. The room showcases original ceiling beams and a sliding door providing access to the downstairs WC. The focal point of this inviting space is a multi-fuel log-burning stove.

## DOWNSTAIRS WC

Comprising a low-flush WC, tiled flooring with underfloor heating, and useful under-stairs storage.

## BREAKFAST KITCHEN

Fitted with a high-quality range of wall and base units complemented by stylish work surfaces. The kitchen incorporates a ceramic sink unit with a mixer tap, a breakfast bar, a fitted Samsung oven, and a convection microwave. It also features a floor-level induction hob with

an electric extractor fan above. Integrated appliances include a slimline dishwasher and fridge freezer, with plumbing provided for a freestanding washing machine. The space is further enhanced by two rear-facing windows, downlighting to the ceiling, tiled flooring with underfloor heating, and a composite rear entrance door leading out to the garden.

## FIRST FLOOR LANDING

With a staircase leading to the second floor and doors providing access to two bedrooms and the family shower room.

## BEDROOM ONE

An attractive double bedroom with a front-facing double-glazed window fitted with wooden shutters, a cast-iron style central heating radiator, and wall lighting. A door leads to a spacious walk-in wardrobe, complete with a hanging rail and shelving.

## BEDROOM TWO

A second double bedroom featuring a rear-facing double-glazed window with wooden shutters and a cast-iron style central heating radiator.

## SHOWER ROOM

A luxurious shower room comprising a walk-in shower enclosure with a mains shower, a high-quality hand wash basin with vanity storage, and a low-flush WC. The room is fully tiled to both walls and flooring and benefits from a modern vertical central heating radiator, downlighting to the ceiling, an electric extractor fan, and a rear-facing double-glazed window.

## SECOND FLOOR LANDING

Featuring spindle balustrades and doors leading to two further double bedrooms.

## BEDROOM THREE

A beautifully presented third double bedroom with a front-facing double-glazed window fitted with wooden shutters. The room includes a cast-iron style central heating radiator, wall lighting, downlighting to the ceiling, and a dedicated dressing area.

## BEDROOM FOUR

A wonderful fourth double bedroom with a rear-facing double-glazed window fitted with wooden shutters. The space is enhanced by a cast-iron style central heating radiator, downlighting to the ceiling, and a loft access hatch. A standout feature of this room is a raised panelled bath with a stylish feature shower tap, set within a bathing area with laminated wood flooring and downlighting to the ceiling.

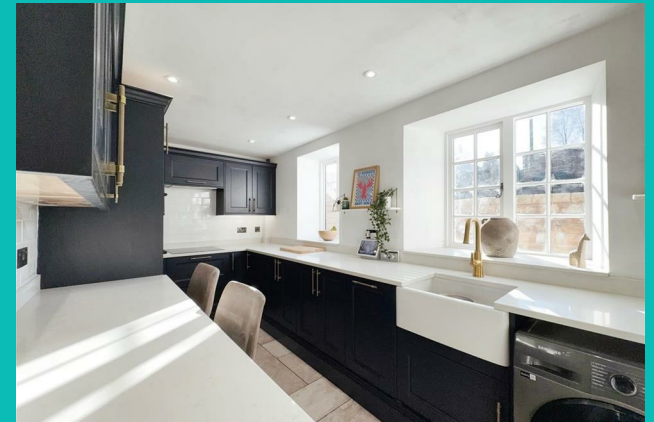
## OUTSIDE

To the rear, there is communal visitor parking, a detached garage, and gated access to the enclosed landscaped garden. The garden features paved patio seating areas, a raised lawn framed by railway sleepers with integrated spot lighting, and steps leading down to an additional block-paved seating area.

## AGENTS NOTE

The property has oil central heating.

## 4 TEN ROW









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### ADDITIONAL INFORMATION

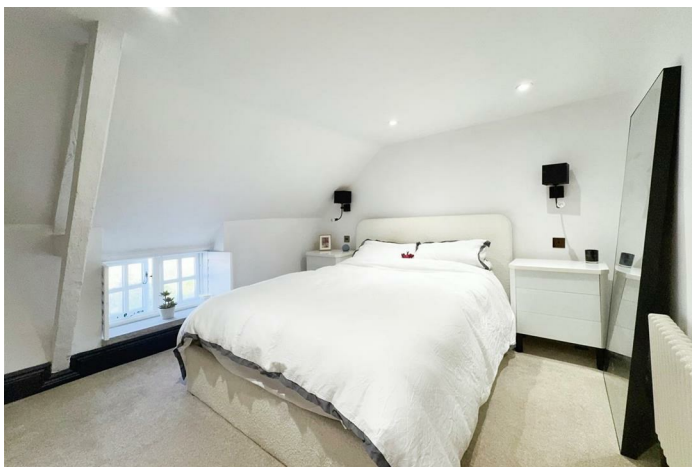
**Local Authority** – Bassetlaw

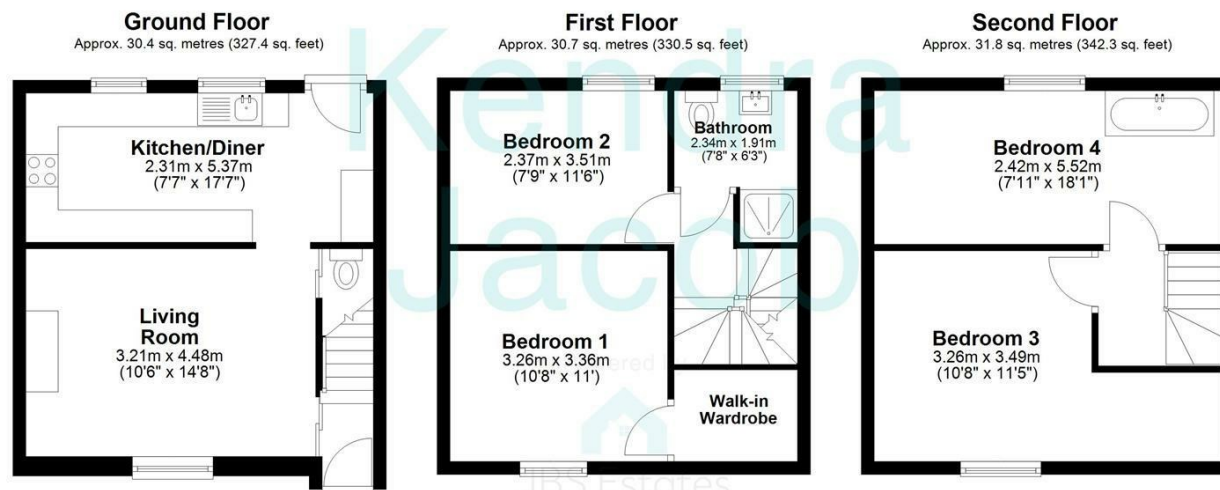
**Council Tax** – Band A

**Viewings** – By Appointment Only

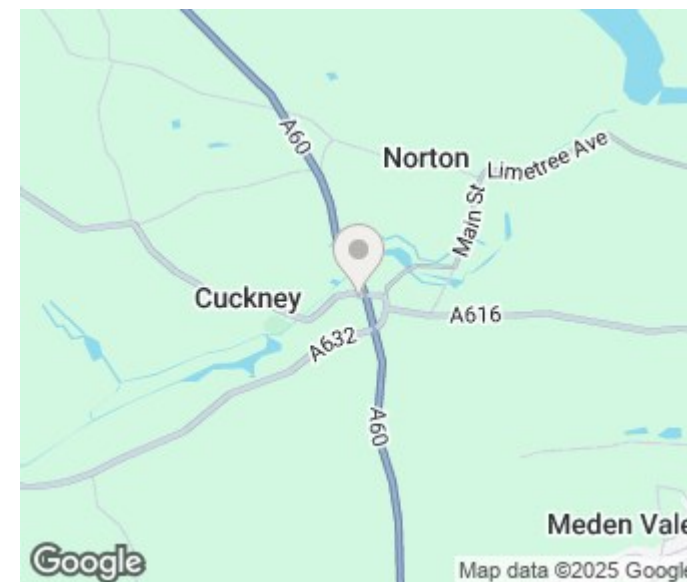
**Floor Area** – 1000.10 sq ft

**Tenure** – Freehold





Total area: approx. 92.9 sq. metres (1000.1 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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