



The Cottage Scarcliffe Lanes
Upper Langwith, Nottinghamshire NG20 9RH
£350,000

- A STONE BUILT SEMI-DETACHED COTTAGE, BELIEVED TO DATE BACK TO THE LATE 1700'S.
- WELL PRESENTED ACCOMMODATION, INCLUDING GAS HEATING AND DOUBLE GLAZING.
- SITTING ROOM WITH MULTIFUEL STOVE, FITTED KITCHEN AND DINING/MORNING ROOM.
- MASTER BEDROOM WITH DRESSING ROOM/STUDY, EN-SUITE AND SECOND DOUBLE BEDROOM.
- BEAUTIFUL REAR GARDEN WITH LAWNED AREAS, PONDS, SHRUBBED AREAS, GREENHOUSE AND LOG STORE.
- SITUATED WITHIN A CONSERVATION AREA AND ENJOYING OUTSTANDING COUNTRYSIDE VIEWS.
- RETAINING ORIGINAL FEATURES, COMBINED WITH SYMPATHETIC MODERNISATION.
- GROUND FLOOR BATHROOM INCLUDING THREE PIECE WHITE SUITE AND MIXER SHOWER.
- DETACHED GARDEN ROOM TO THE REAR, WHICH HAS LIGHT, POWER AND IS INSULATED.
- LOOKING OUT OVER OPEN COUNTRYSIDE, TO LAND FORMING PART OF THE CHATSWORTH ESTATE.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@davidblount.co.uk

DIRECTIONS:

From Mansfield take the A617 Chesterfield Road South, which then becomes Chesterfield Road North. At the large roundabout in Pleasley take the fourth exit onto Common Lane. At the crossroads, continue straight over and at the end of here, turn left onto Scarcliffe Lanes. The property is then on the left hand side.

ACCOMMODATION COMPRISES:

DINING ROOM/MORNING ROOM

13'7 x 12'8 (4.14m x 3.86m)

This room is an extension to the original accommodation. Having double glazed French doors leading to the garden and additional stable door. Double glazed side aspect, radiator, tiled flooring and downlighters.



KITCHEN

12'7 x 8'7 (3.84m x 2.62m)

Fitted with base and eye level units, work surfaces and ceramic sink unit and single drainer. Built in electric oven and four ring gas hob. Wall mounted combination boiler (2018). Radiator, tiled flooring and double glazed aspect to the front.



INNER HALL

leading to the bathroom and sitting room. Tiled flooring, double glazed window and stairs providing access to the first floor.

BATHROOM

Three piece suite comprising bath with mixer shower to the taps, wash hand basin and WC. Fully tiled bath surround, tiled flooring, radiator and double glazed aspect.



SITTING ROOM

12'6 x 12'5 (3.81m x 3.78m)

Full of character, with the focal point being the recessed multifuel stove, on a raised hearth. Original ceiling beam, double glazed door and window to the front and radiator.



FIRST FLOOR.

LANDING

Access to the loft space.

DRESSING ROOM/STUDY

8'9 max x 7'7 (2.67m max x 2.31m)

Double glazed aspect to the front. Original beam. Access to the en-suite and main bedroom.



BEDROOM ONE

13'1 x 12'5 (3.99m x 3.78m)

Built in wardrobe and fitted drawer units. Double glazed aspect to the side and front. Radiator.



EN-SUITE

Tiled shower cubicle, was hand basin and WC. Radiator, double glazed frosted window, tiled flooring and original beam.



BEDROOM TWO

13'7 max x 12'9 (4.14m max x 3.89m)

Built in storage, radiator, original beam and double glazed aspect to the front.



OUTSIDE

Off street parking is provided to the side of the property. One of the outstanding features is the rear outlook and garden. Having established areas of lawn and planted areas. Patio area, two garden ponds, vegetable plot, log store, greenhouse and potting shed. The garden is south east facing and for maximum enjoyment there is a detached garden room, timber framed and insulated and having light, power and a separate consumer unit. There is also an outside utility with plumbing, tap, electric heater and tiled flooring.

The property is in council tax band C (Bolsover District Council).



MONEY LAUNDERING

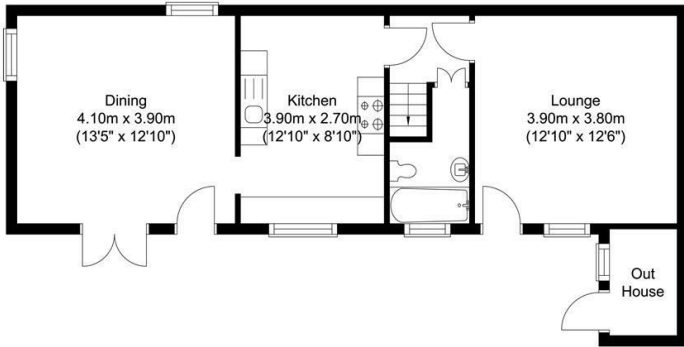
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

FINANCIAL ADVICE

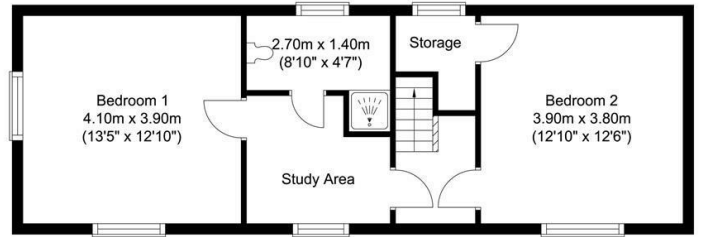
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5584/24/11/2023.



GROUND FLOOR



FIRST FLOOR

