



9 Maid Marion Rise
Warsop, Nottinghamshire NG20 0LD
Offers Over £175,000

- MODERN THREE BEDROOM DETACHED HOUSE WITH NO UPWARD CHAIN
- ENTRANCE AREA LEADING TO OPEN PLAN LOUNGE & FITTED DINING KITCHEN
- THREE BEDROOMS AND RECENTLY FITTED BATHROOM SUITE IN WHITE
- TO THE REAR IS AN ENCLOSED GARDEN WITH DECKING, ARTIFICIAL LAWN & PERGOLA
- INCLUDING GAS CENTRAL HEATING, UPVC DOUBLE GLAZING
- POTENTIAL GROUND FLOOR BEDROOM WITH SHOWER CUBICLE & HAND BASIN
- TO THE FRONT THERE IS A BLOCK PAVED DRIVEWAY PROVIDING PARKING FOR UP TWO CARS

VIEWING

And further information through our Mansfield office on 01623 422777.

DIRECTIONS

From Mansfield, head onto the A60, proceeding through Mansfield Woodhouse. As you approach Warsop, turn right onto Church Street then follow the road around to the right which becomes Sherwood Street. Finally, turn left onto Maid Marion Rise where the property is on the left hand side.

ACCOMODATION COMPRISES

Wooden entrance door leading to:

ENTRANCE AREA

with fitted carpet, radiator, electricity meter box and through to:

LOUNGE

17'8" (max) x 14'3" (max) (5.4m (max) x 4.35m (max))

UPVC double glazed window over front aspect, fitted carpet, 2 radiators, tv aerial point, fireplace, stairs off to first floor and access to:

SHOWER/ UTILITY ROOM/

10'4" x 8'2" (3.15m x 2.49m)

Formed from part of the garage, there is a fitted carpet, sink and pedestal, shower with glass shower screen and plumbing for automatic washing machine.



DINING KITCHEN

14'2" x 9'8" (4.32m x 2.95m)

A variety of wall and base units in light oak with roll edge worktops, built in stainless steel electric oven and gas hob with stainless steel extractor hood over, tiled floor, stainless steel sink with drainer and mixer tap, UPVC double glazed window over rear aspect and UPVC part double glazed door and side window to rear garden.



CONSERVATORY

13'10" x 6'8" (4.23m x 2.04m)

UPVC construction with polycarbonate roof, French doors to rear garden, spotlights and electric wall heater and tiled floor.

FIRST FLOOR

Landing. Fitted carpet and access to loft space.

BEDROOM 1

14'3" x 8'6" (4.36m x 2.60m)

Two double glazed windows over the rear aspect, 2 radiators and fitted carpet.



BEDROOM 2

10'2" (max) x 8'4" (3.12m (max) x 2.55m)

Radiator, fitted carpet and 2 double glazed windows.



BEDROOM 3

14'0" x 5'7" (4.28m x 1.72m)

Fitted carpet, double glazed window over front aspect, radiator, fitted wardrobe and cupboard housing combination boiler.



BATHROOM

7'7" x 5'3" (2.33m x 1.62m)

Recently fitted 3-piece suite in white comprising bath with shower over, low flush W/C, and sink in high gloss white unit, white UPVC paneling to walls, extractor fan, tiled floor and stainless steel heated towel rail.



OUTSIDE

Off street parking for up to two cars on the block paved drive to the front, up and over garage door to a small section of the partitioned garage with light and power (not inspected at time of preparation of these particulars.

To the rear is a decked area with steps down to artificial lawn, pergola, electricity supply and gate to side of property. NB, the shed is not included in the sale.

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

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.**

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.

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. MA5614.05.03.24

N.B To respect the tenants privacy we do not take photographs of all rooms.

