



**55 High Street**  
**Mansfield Woodhouse, Nottinghamshire NG19 8BB**  
**Offers Over £175,000**

- A QUITE CHARMING, TWO BEDROOM COTTAGE, BELIEVED TO DATE BACK TO THE EARLY 19TH CENTURY
- THE WARM AND COMFORTABLE ACCOMMODATION INCLUDES GAS HEATING (BOILER INSTALLED 2022)
- FITTED KITCHEN WITH A RANGE OF UNITS AND OUTBUILDING WHICH IS SUITABLE AS A UTILITY ROOM
- SMALL FORECOURT TO THE COTTAGE, GARAGE AT THE END OF THE SHORT LANE AND OUTHOUSES
- THIS FORMER 'LOCAL LOCK-IN' IS GRADE II LISTED AND IS IN AN AREA RENOWNED FOR ITS VERNACULAR ARCHITECTURE
- TWO SEPARATE RECEPTION ROOMS, ONE WITH CONCEALED ORIGINAL FIREPLACE, ONE WITH LOG BURNER
- TWO DOUBLE BEDROOMS AND BATHROOM WITH THREE PIECE WHITE SUITE AND MAINS SHOWER
- VIEWING IS RECOMMENDED AS PROPERTIES SUCH AS THIS RARELY BECOME AVAILABLE IN THIS AREA



## VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@davidblount.co.uk](mailto:sales@davidblount.co.uk)

## DIRECTIONS

Directions. From Mansfield, proceed onto Woodhouse Road, which in turn becomes Leeming Lane South. At the traffic lights, turn left onto New Mill Lane and continue straight on at the next junction. Follow the road round onto High Street and the property is on the right hand side, at right angles to the road.

## ACCOMMODATION COMPRISES

### SITTING ROOM

11'7 x 11' (3.53m x 3.35m)

Single glazed front aspect. Radiator, built in storage with stripped doors and concealed original fireplace and hearth.

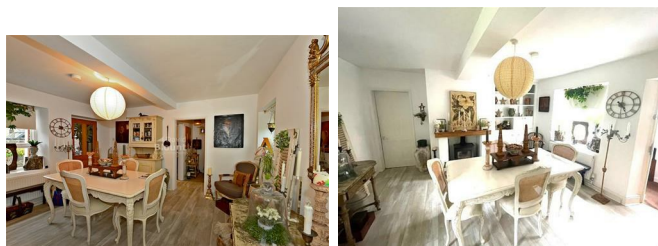


### DINING ROOM

13'9 x 13'5 (4.19m x 4.09m)

The focal point being the fireplace with recessed multi fuel burner and quarry tiled hearth. There is fitted shelving and storage to one side of the fireplace. Radiator and laminate flooring.

The two reception are interchangeable and could easily be switched over.



### KITCHEN

7'6 x 6'10 (2.29m x 2.08m)

Having a range of base and eye level units, work surfaces and stainless steel sink unit and single drainer. Single glazed aspect, laminate flooring and fitted cooker hood.



An inner hallway leads to the pantry, with the stairs then leading off to the first floor accommodation.



## FIRST FLOOR

### LANDING

Single glazed elevation, radiator and downlighters.



### LANDING



## BEDROOM ONE

12'3 x 10'1 (3.73m x 3.07m)

Single glazed elevation, radiator and built in wardrobe.



## BEDROOM ONE

### BEDROOM TWO

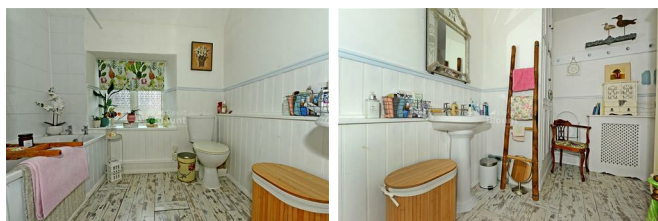
11'8 x 10'9 (3.56m x 3.28m)

Access to the loft space, radiator and single glazed aspect.



## BATHROOM

Three piece white suite comprising panelled bath, wash hand basin and WC. Mains shower, fully tiled bath surround, built in storage, radiator and obscure glaze window.



## OUTSIDE

The property is positioned adjacent to High Street, at the entrance to an unadopted track. There is a small frontage to the property, which provides access to a large utility/store. If you make your way down to the end of the lane, you will see the garage belonging to the property and an outbuilding.



The property is in council tax band B (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.

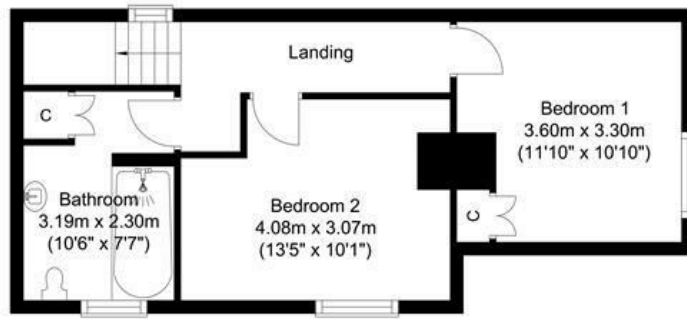
## MONEY LAUNDERING

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.

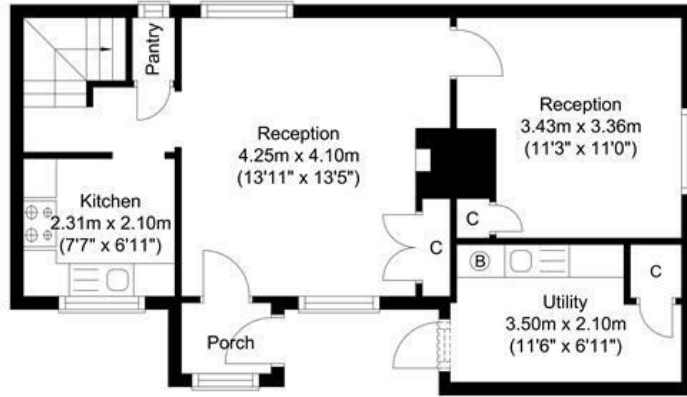
## AS WITH ALL OUR PROPERTIES

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. MA5512/07.05.204

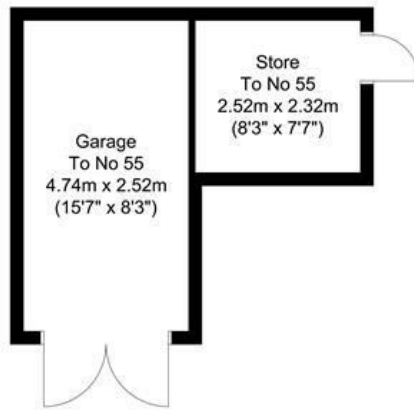




FIRST FLOOR



GROUND FLOOR



ON-SITE GARAGE/  
STORE

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>87</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

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>56</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 environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

