



70 Common Lane
Shirebrook, Nottinghamshire NG20 8NP
£165,000

- A THREE BEDROOM SEMI-DETACHED HOUSE, WITH NO UPWARD CHAIN.
- ENTRANCE AREA, LEADING TO THROUGH LOUNGE/DINING ROOM AND CONSERVATORY.
- THREE BEDROOMS AND FULLY TILED SHOWER ROOM, WITH SEPARATE WC.
- LOW MAINTENANCE GARDENS TO FRONT AND REAR, DRIVEWAY AND SECTIONAL GARAGE.
- WELL PRESENTED THROUGHOUT AND INCLUDING GAS HEATING AND DOUBLE GLAZING.
- FITTED KITCHEN AND REAR ENTRANCE AREA WITH UTILITY ROOM AND GF WC.
- SITUATED BACK FROM THE MAIN ROAD AND ENJOYING VIEWS TO OPEN FARMLAND.
- LOCATED ON THE OUTSKIRTS OF SHIREBROOK, WITH GOOD ACCESS TO JUNCTION 29 OF THE M1.

VIEWING:

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

DIRECTIONS:

Leave Mansfield on 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, turn right onto Main Street, then left onto Little Lane. Turn left onto Elm Tree Avenue, left onto Hawthorne Avenue and proceed onto Common Lane.

ACCOMMODATION COMPRISES:

ENTRANCE HALL

Half glazed UPVC front door, radiator and cupboard housing the meters and electric consumer unit.

LOUNGE/DINING ROOM

19'8 x 11'9 narrowing to 9'8 (5.99m x 3.58m narrowing to 2.95m)

UPVC front aspect, radiator and living flame gas fire with marble hearth and insert. UPVC patio doors leading to the conservatory.



CONSERVATORY

11'8 x 11'8 (3.56m x 3.56m)

A brick and UPVC conservatory, with French doors leading to the garden.



BREAKFAST KITCHEN

12'7 x 7'5 (3.84m x 2.26m)

Fitted with base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in shelved pantry. Radiator. UPVC rear aspect.



Rear Entrance

providing access to utility room (6'6 x 3'6) and ground floor cloaks with WC and hand basin.

FIRST FLOOR.

LANDING

Access to the loft space, UPVC window and airing cupboard with hot water cylinder.

BEDROOM ONE

11'10 increasing to 13'6 x 10'9 (3.61m increasing to 4.11m x 3.28m)

UPVC front elevation with views to farmland. Radiator.



BEDROOM TWO

13'2 x 8'9 (4.01m x 2.67m)

UPVC rear elevation. Radiator.



SEPARATE WC

UPVC aspect.

OUTSIDE

The garden at the front is enclosed by a low-level brick wall and double wrought iron gates. There are shrub borders and central red shale area. A block paved driveway, leads to the rear, with a sectional garage to the far end. The rear garden is again designed for ease of maintenance.

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



BEDROOM THREE

8'8 x 7'4 increasing to 8'10 (2.64m x 2.24m increasing to 2.69m)

Radiator. UPVC front elevation.



SHOWER ROOM

Comprising shower area with electric shower and wash hand basin. Full tiling to the walls, radiator and UPVC obscure glaze.



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

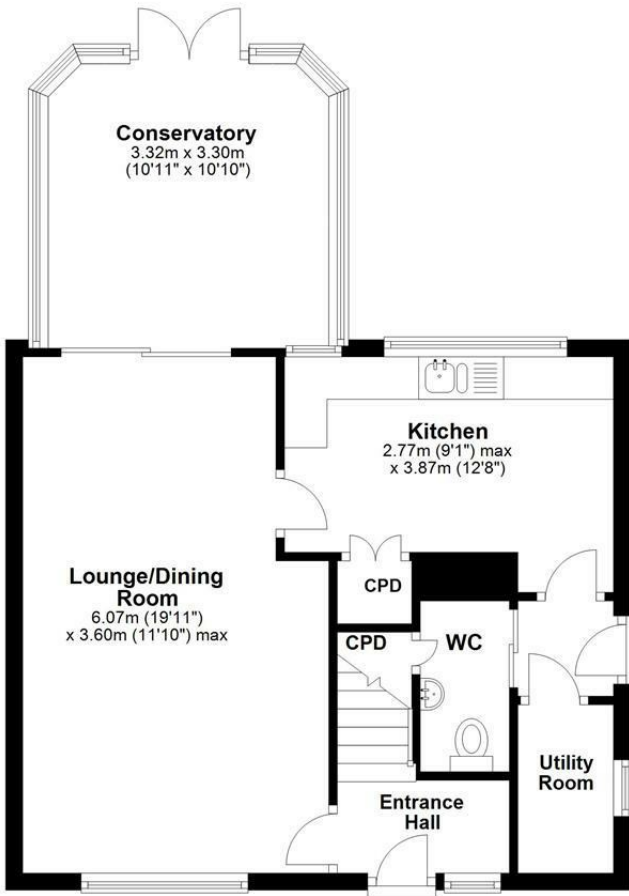
we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

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. MA5664/05/06/2024.

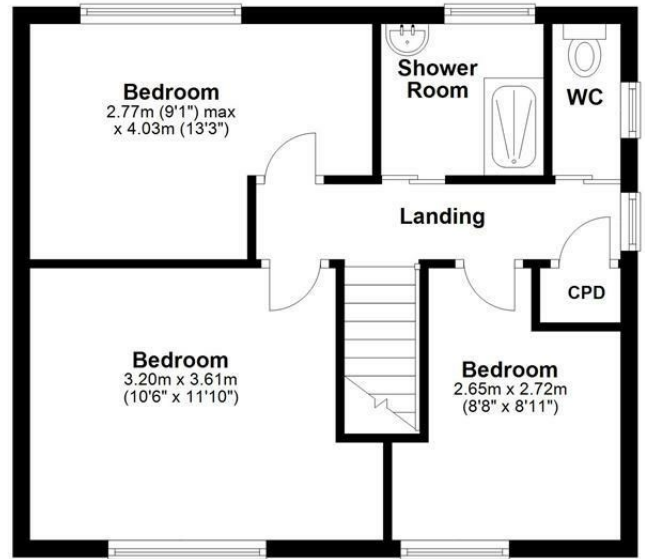
Ground Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



First Floor

Approx. 42.6 sq. metres (458.2 sq. feet)



Total area: approx. 95.9 sq. metres (1032.1 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		69	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

