



**LMS (Midland Cottages) Chesterfield Road
Mansfield, Nottinghamshire NG19 7PQ**

£169,950

- A CHARMING, TWO-BEDROOM, FORMER RAILWAY WORKERS COTTAGE IN PLEASLEY VILLAGE
- ACCOMMODATION INCLUDING COMBINATION BOILER AND UPVC DOUBLE GLAZING
- FITTED DINING KITCHEN, INCLUDING A RANGE OF UNITS, AND BUILT IN OVEN AND HOB
- SPACIOUS BATHROOM WITH SHOWER CUBICLE, BATH, WASH HAND BASIN AND WC
- PRIVATE, SECLUDED GARDEN TO THE REAR, WITH PAVED AREA, LAWN AND OUTBUILDINGS
- RETAINING PERIOD CHARM AND BEING WELL PRESENTED AND MAINTAINED THROUGHOUT
- ENTRANCE AREA, LEADING TO THE LIVING ROOM WHICH HAS RUSTIC STYLE FIREPLACE
- LARGE MAIN BEDROOM TO THE FRONT AND SECOND DOUBLE BEDROOM TO THE REAR
- PARKING SPACE TO THE FRONT OF THE PROPERTY AND OPEN PLAN GARDEN
- SEMI-RURAL LOCATION, YET EXCELLENT TRANSPORT LINKS TO THE M1 MOTORWAY

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 traffic island in Pleasley, take the first exit onto Chesterfield Road. Turn right onto Pit Lane, right again onto Chesterfield Road and Midland Cottages are on the left-hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Half glazed composite front door. Radiator. Stairs to the first floor.

LIVING ROOM

14'3 x 12'5 (4.34m x 3.78m)

Rustic fireplace with slate hearth, brick insert and electric log effect fire. Radiator, coving and meter cupboard.



DINING KITCHEN

16'2 x 9'6 (4.93m x 2.90m)

Having a range of base and eye level units, work surfaces and sink unit and single drainer. Integrated electric oven, gas hob and cooker hood. Cupboard housing the Baxi combination boiler. UPVC French door and window to the rear, radiator, tiled flooring and under stair cupboard.



FIRST FLOOR

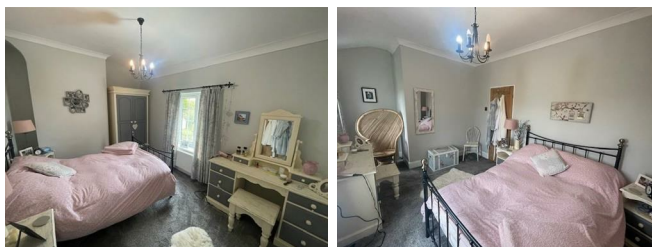
LANDING

Access to the loft space.

BEDROOM ONE

14'4 increasing to 17'6 x 9'5 (4.37m increasing to 5.33m x 2.87m)

Double aspect to the front elevation. Radiator. Coving.



BEDROOM TWO

12'7 x 9' (3.84m x 2.74m)

Radiator. UPVC double glazed rear elevation.



BATHROOM

Four-piece suite comprising panelled bath, separate shower cubicle, wash hand basin and WC. Radiator. UPVC obscure glaze.

OUTSIDE

Street parking to the front of the property (unmade road) and an open plan garden. There is a private garden to the rear, backing onto banking. There are outbuildings, paved patio, lawn and shrub borders.

The property is in council tax band A (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. MA/04.11.2024

