

FREEHOLD



House - Semi-Detached (EPC Rating:)

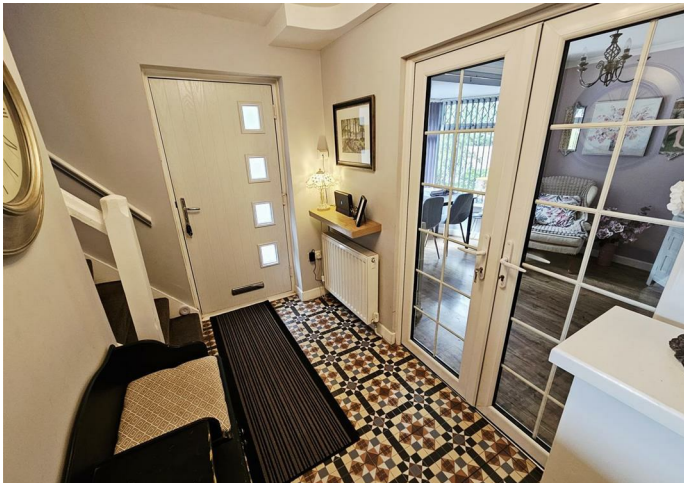
90 WOOD LANE, CHURCH WARSOP, MANSFIELD, NG20 0SS

Offers In The Region Of

£197,995

FEATURES

- Semi Detached House
- Two Receptions
- Well Presented & Maintained
- Off Road Parking
- Three Bedrooms
- Study
- Shower Room & Two W/c
- Good Sized Garden



Location

3 Bedroom House - Semi-Detached located in Mansfield

Entrance Hall

9'68 x 5'56 (2.74m x 1.52m)

Welcoming entrance with ornate tile flooring, Radiator doors and stairs off

Dining Room

13'4 x 10'9 (4.06m x 3.28m)

Double entrance doors, Central heating radiator, wood flooring, coving to the ceiling, Upvc bay window to the front elevation

Lounge

14' 0 x 10'4 (4.27m 0.00m x 3.15m)

Feature fire place, television point, central heating radiator, wood flooring, coving to the ceiling, Upvc French doors leading to the garden.

Kitchen

10'8 x 8'5 (3.25m x 2.57m)

Fitted with a range of wall and base units, complimentary worksurfaces, inset one and a half bowl resin sink, with mixer tap over, Upvc double glazed window to the rear, tile effect floor.

Storage

Utility Room

20'65 x 7'88 (6.10m x 2.13m)

Fitted with wall and base units, complimentary worktop, plumbing and space for washing machine & drier. central heating radiator, tiled floor, doors to the front and rear.

Study / Games Room

6'7 x 5'48 (2.01m x 1.52m)

Spotlights to the ceiling, tile effect floor.

W/c

Fitted with a low flush w/c, panelling to half height, central heating radiator.

Stairs & Landing

Loft access, the loft being part boarded with power.

Bedroom One

12'83 x 11'03 (3.66m x 3.43m)

Fitted Robes, central heating radiator, Upvc Double Glazed window to the rear.

Bedroom Two

9'77 x 8'45 (2.74m x 2.44m)

Central heating radiator, Upvc Double Glazed window to the front aspect.

Bedroom Three

7'44 x 5'7 (2.13m x 1.70m)

Central heating radiator, Upvc Double Glazed window to the rear aspect.

Shower Room

6'29 x 5'78 (1.83m x 1.52m)

Corner Shower Unit, vanity was hand basin, tiling to wall, wood effect flooring, central heating radiator, Upvc obscured window to the front elevation.

W/c

Fitted with a low flush w/c, window to the side elevation.

External

Sat back on a good sized plot with gravel to the front for parking for several vehicles, to the rear, patio seating area, lawned area, separate area to the top of the garden, all enclosed, outside taps and electric to the front and rear.

Disclaimer

Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. **Services Connected:** Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **Measurements:** All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

Money Laundering

Intending purchasers will be asked to produce identification before a sale can be agreed.

Viewings





MANSFIELD SALES | 13-15 ALBERT STREET, MANSFIELD, NG18 1EA



Viewing is strictly by appointment with Location, 13 - 15 Albert Street , Mansfield , Nottinghamshire, NG18 1EA

[www. locationstateagency.co.uk](http://www.locationstateagency.co.uk)

Telephone: (01623) 654555 option 1.



MANSFIELD SALES | 13-15 ALBERT STREET, MANSFIELD, NG18 1EA

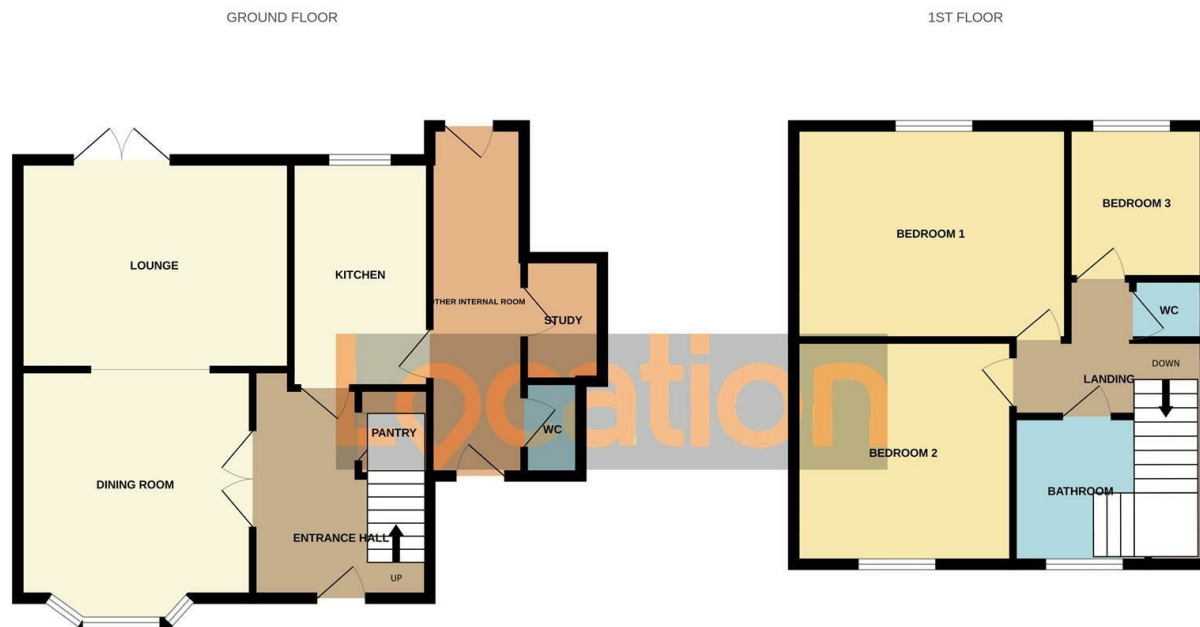
Call us on

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Council Tax Band

A



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Location