



Osbourne Yard
Warsop MANSFIELD

Osbourne Yard Warsop MANSFIELD NG20 0LY

for sale offers over
£220,000



Property Description

Burchell Edwards is delighted to present Pinfold Cottage, this unique and beautifully upgraded detached cottage, this property holds historical meaning with the land to the rear being the original pinfold. Ideally situated near the local high street, the property offers convenient access to a range of amenities, schools, and transport links, making it an excellent choice for a variety of buyers.

Enclosed by fencing with gated access, the cottage welcomes you with its character and charm. Stepping inside, the living room immediately impresses with its exposed stonework, ceiling beam, and fully functioning open fire-creating a warm and inviting atmosphere. From here, a spacious hall leads to a storage cupboard, stairs to the first floor, and fitted base units offering additional storage and work top space. The modern fitted kitchen, complete with integrated appliances and an extra storage cupboard housing the boiler, also provides direct access to the patio area. An attached garage has been thoughtfully converted into a versatile games room and ground-floor bedroom, adding extra living space,

Upstairs, the first-floor landing continues the characterful theme with exposed stonework and leads to two well-proportioned bedrooms and a stylish modern bathroom. Additionally, the property benefits from gas central heating, and an enclosed outdoor space. While a separate garage remains for storage or parking.

This wonderful home is a must-see.

Living Room

11' 9" x 14' 10" into chimney breast (3.58m x 4.52m into chimney breast)

The living room comprises of double glazed window and entrance door to the front, wall mounted radiator, fully functional multi fuel fire, tiled flooring, exposed stone, ceiling beam and ceiling light.

Kitchen

7' 1" into recess x 18' 8" into recess (2.16m into recess x 5.69m into recess)

The kitchen benefits from double glazed

windows to front and side along with UPVC door, wall mounted radiator, tiled flooring, built-in storage cupboard housing the boiler, ceiling light, butchers block worktops, fitted, wall and base mounted units, Belfast style sink, space for gas oven and gas hob, over hob extractor, integrated washing machine and fridge/freezer.

Dining Area

14' 8" x 6' 4" (4.47m x 1.93m)

Area off the living room, the dining area offers access to the kitchen with tiled floors, wall and base mounted units with breakfast bar.

Bedroom Three

8' 8" x 8' 9" (2.64m x 2.67m)

Previously attached garage converted into bedroom three and consisting of tiled floor, UPVC door to side, wall mounted radiator, and spotlighting,

Reception Room

12' 8" plus door recess x 8' 4" (3.86m plus door recess x 2.54m)

The reception rooms currently being used as a games room offers additional space for an office, play room, games room or snug, consisting of tiled floors, double glazed French doors to front, wall mounted radiator and spotlights.

First Floor Landing

The landing and stairs offers carpeted flooring, exposed brick walls, and access to the loft via ladder hatch and loft ladder.

Bedroom One

11' 11" into recess x 11' 9" into recess (3.63m into recess x 3.58m into recess)

Bedroom one comprising of double glazed window to front, wall mounted radiator and carpeted floors to finish.

Bedroom Two

8' 9" x 6' 9" (2.67m x 2.06m)

Bedroom two comprising of double glazed

window to side, wall mounted radiator and carpeted floors to finish.

Bathroom

The bathroom offers wall mounted towel radiator, tiled splashbacks, bath with waterfall shower over, ceramic toilet and sink, spotlights and finished with tiled flooring.

Loft

Partially boarded loft space with lighting and pull down steps for access.

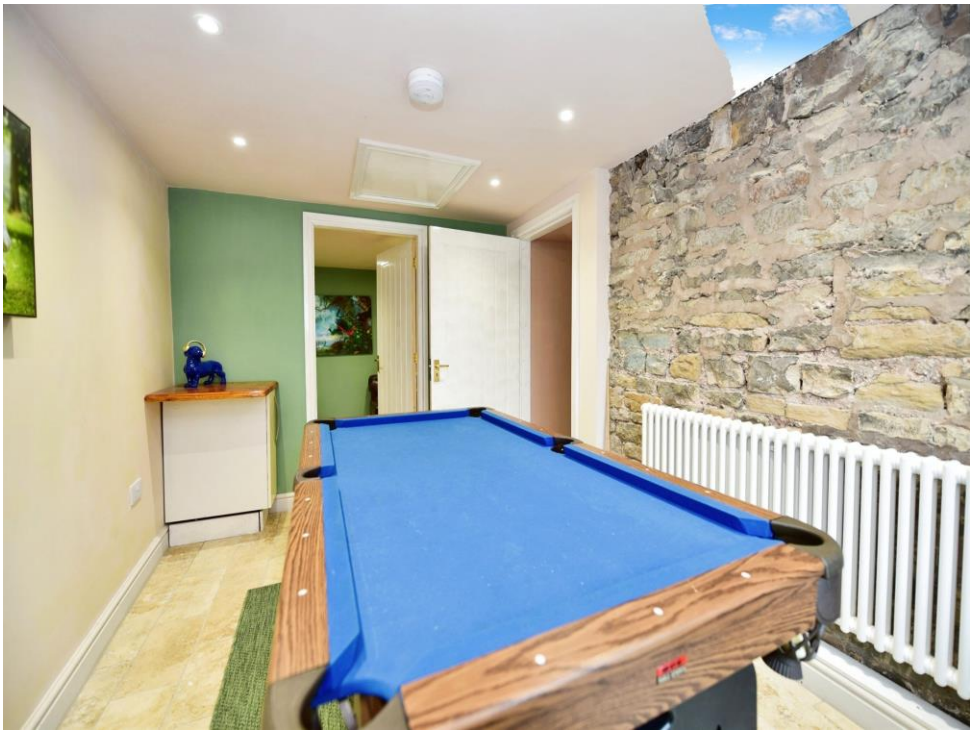
Garage

Detached garage with wooden door. Ideal for storage or parking one vehicle.

External

Externally the property benefits from an enclosed, fenced in courtyard area, fully block paved with loose stone seating area, Garden wraps around the property.

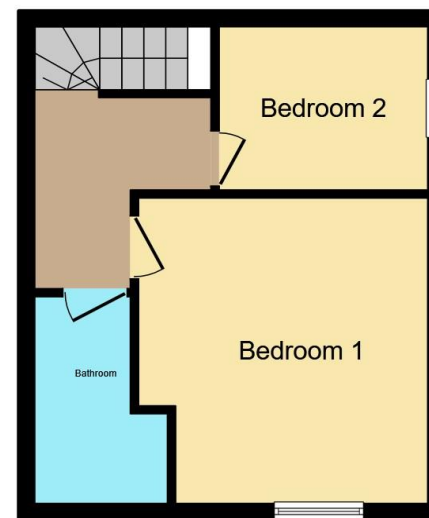








Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

T 01623 627727
E Mansfield@burchelledwards.co.uk

12 Albert Street
 MANSFIELD NG18 1EB

EPC Rating: E Council Tax
 Band: A

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD208996



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.burchelledwards.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MFD208996 - 0008