



**Burns Lane, Warsop**  
Mansfield, Nottinghamshire, NG20 0PA





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OPA**

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**\*\*WE LOVE THIS STONE-BUILT COTTAGE WITH ALL ITS CHARM...AND WE IMAGINE YOU WILL TOO\*\***

Apparently, we have been informed by its current owner that this cottage is nearly 300 years old...with original beams!

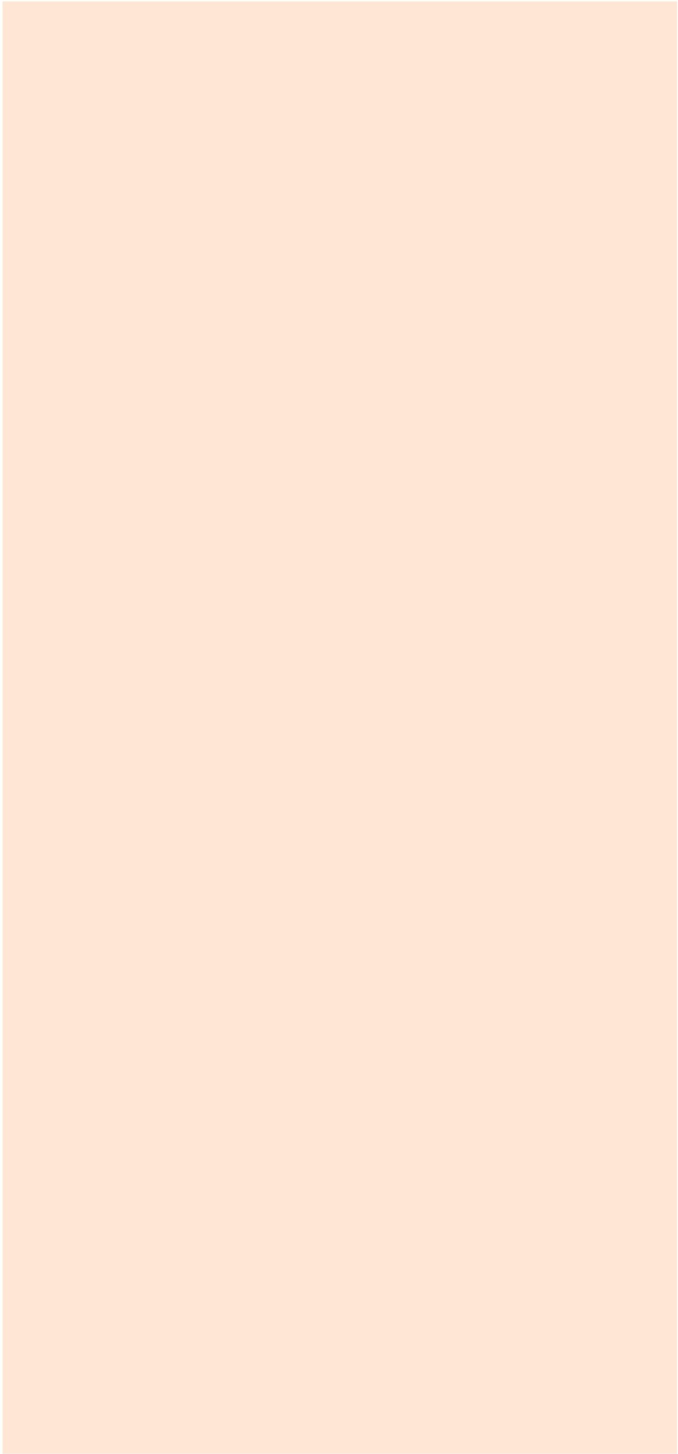
Situated on the High Street in Warsop this delightful property comprises of the following: Lounge with bay window (windows upgraded recently), exposed chimney breast and beams, fitted kitchen with solid wood worktops, storage under the stairs, uPVC window and door onto the rear, landing with spotlights inset, spacious master bedroom, and a large family bathroom.

Externally: A communal garden is situated at the rear, with each owner having its own storeroom.

Modern upgraded combination boiler. **\*\*NO UPWARD CHAIN\*\***








- Character property with a cottage feel
- Close to local amenities
- Spacious lounge and bedroom
- Well looked after
- Communal garden at the rear





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</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	

**COUNCIL TAX INFORMATION:**

Local Authority:  
Council Tax Band:

**AGENTS NOTE – DRAFT PARTICULARS:**

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of something  
special.

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