



**181 Sherwood Street, Warsop, Mansfield,  
Nottinghamshire, NG20 0HG**

**Offers Over £280,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Detached Family Home
- Kitchen/Diner & Conservatory
- Large, Elevated Plot (0.25 Acres)
- Large Tiered Rear Garden
- Close Proximity to Local Amenities
- Three Bedrooms
- Separate Lounge
- Gas Central Heating & UPVC D/G
- Substantial Driveway & Garage
- Viewing Highly Recommended

A traditional three bedroom detached family house in an established location within close proximity to local amenities. The property has been updated and modernised internally, together with improvements to the external landscaping during our clients ownership since 2019.

The property is well presented throughout and benefits from gas central heating and UPVC double glazing. The ground floor layout of accommodation comprises an entrance hall, separate lounge, kitchen/diner and a conservatory. The first floor landing leads to three bedrooms and a bathroom.

### **OUTSIDE**

Externally, the property sits in an elevated position on a substantial plot extending to circa 0.25 of an acre with a pleasant front aspect, set well back from the road behind a brick walled boundary. Double wrought iron gates lead onto a substantial gravel driveway with turning space which provides off road parking for numerous vehicles. There is a lawned front garden area between the brick walled front boundary and driveway. A gate leads through to further gravel areas to the side of the house to an adjoining outbuilding/garden store and a detached single garage beyond. The rear garden is vast and tiered in two sections divided by two retaining walled boundaries with picket fence above. There is a large gravel patio with raised borders to the side and steps leading up to the middle portion of the garden which is laid to lawn. Beyond here, further steps lead up to a further lawn with raised borders to the side and rear.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### **ENTRANCE HALL**

13'4" max 8'5" (4.06m max 2.57m)

With radiator, vinyl floor and obscure double glazed windowpane to the side elevation.

### **LOUNGE**

13'10" x 11'10" (4.22m x 3.61m)

With radiator, wood effect laminate floor, two obscure double glazed windowpanes to the side elevation and double glazed window to the front elevation.

### **KITCHEN/DINER**

20'9" x 8'9" (6.32m x 2.67m)

Having contemporary shaker cabinets comprising wall cupboards, base units and drawers with butchers block work surfaces above. Inset Belfast sink with mixer tap. Space for a range

master cooker. Integrated fridge and freezer. Radiator, laminate floor, double glazed window to the rear elevation, French doors through to the conservatory and obscure glazed side entrance door.

### **UNDERSTAIRS STORAGE CUPBOARD**

5'3" x 4'10" max (1.60m x 1.47m max)

Having plumbing for a washing machine, vinyl floor and obscure double glazed window to the side elevation.

### **CONSERVATORY**

16'6" x 9'1" (5.03m x 2.77m)

With wood effect laminate floor and French doors leading out onto the rear garden.

### **FIRST FLOOR LANDING**

With obscure double glazed window to the side elevation.

### **BEDROOM 1**

13'11" x 11'10" (4.24m x 3.61m)

With radiator and double glazed window to the front elevation.

### **BEDROOM 2**

12'0" x 8'11" (3.66m x 2.72m)

With radiator and double glazed window to the rear elevation.

### **BEDROOM 3**

8'5" x 7'4" (2.57m x 2.24m)

With radiator and double glazed window to the front elevation.

### **FAMILY BATHROOM**

8'8" x 8'1" (2.64m x 2.46m)

Having a modern three piece white suite comprising a panelled bath with shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Large wall mounted double height fitted cabinets. Vinyl floor, radiator, fully tiled walls and obscure double glazed windows to the rear and side elevations.

### **DETACHED SINGLE GARAGE**

16'0" x 8'2" (4.88m x 2.49m)

With window to the side elevation and up and over door.

### **OUTBUILDING/GARDEN STORE**

5'2" x 3'6" (1.57m x 1.07m)

A useful adjoining outbuilding ideal for garden storage.

### **COUNCIL TAX**

Mansfield District Council - Band C.

**VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

**TENURE DETAILS**

The property is freehold with vacant possession upon completion.

**SERVICES DETAILS**

All mains services are connected.

**MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









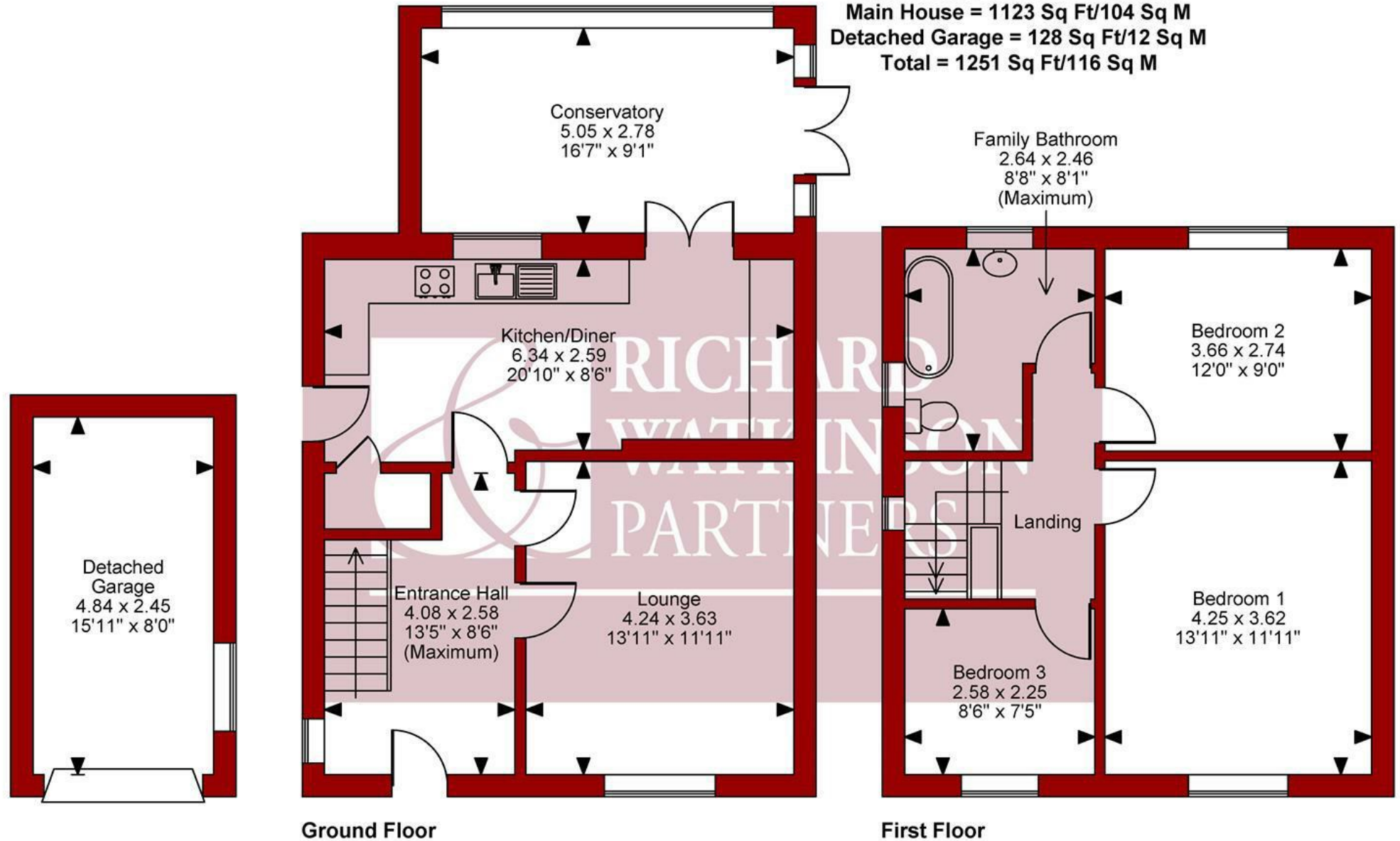








**Sherwood Street, Warsop**  
**Approximate Gross Internal Area**  
**Main House = 1123 Sq Ft/104 Sq M**  
**Detached Garage = 128 Sq Ft/12 Sq M**  
**Total = 1251 Sq Ft/116 Sq M**



**Ground Floor**

**First Floor**

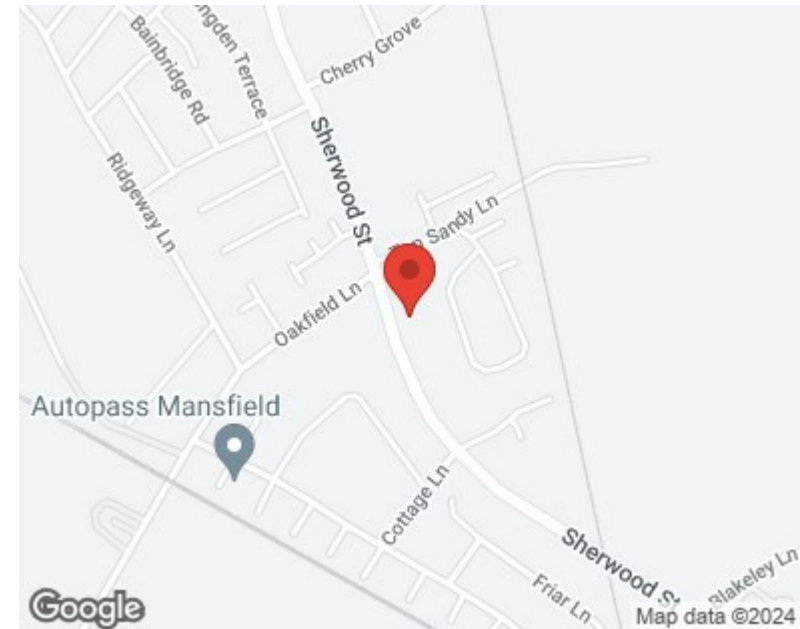
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 83        |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 70      |           |
| (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                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |         |           |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers