



**43 Cotswold Grove, Mansfield,
Nottinghamshire, NG18 3HH**

Offers Over £275,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family House
- Two Reception Rooms
- Kitchen & Utility
- West Facing Rear Garden
- Cul-De-Sac Location
- Four Bedrooms
- Partial Garage Conversion to Gym
- Gas Central Heating
- Driveway & Garage Store
- Popular Area off Oak Tree Lane

A four bedroom detached family house located towards the end of a cul-de-sac in a popular area off Oak Tree Lane.

The living accommodation with gas central heating and UPVC double glazing comprises an entrance hall, lounge, dining room, kitchen, utility, downstairs WC, and a partial garage conversion utilised as a gym. The first floor landing leads to a master bedroom with fitted wardrobes and an en suite. There are three further bedrooms and a family bathroom.

OUTSIDE

Externally, there is a lawned front garden with plants and shrubs adjacent to a driveway leading to a garage store. A side path and gate provides access to the rear of the property. The rear garden benefits from being west facing and includes grass, artificial grass, a patio, and plants to the borders.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

With radiator, tiled floor and stairs to the first floor landing.

LOUNGE

18'9" into bay x 12'11" (5.72m into bay x 3.94m)

With radiator and double glazed bay window to the front elevation. Double doors open to:

DINING ROOM

11'2" x 8'1" (3.40m x 2.46m)

With radiator, six ceiling spotlights, coving to ceiling and French doors leading out onto the west facing rear garden.

KITCHEN

11'1" x 9'9" (3.38m x 2.97m)

Having wall cupboards, base units and drawers with laminate work surfaces above. Inset 1 1/2 bowl sink with drainer and mixer tap. Large understairs storage cupboard. Integrated double oven, four ring electric hob and stainless steel extractor hood above. Tiled splashbacks, tiled floor, space for a fridge/freezer, radiator, double glazed window to the rear elevation, personal door to the part garage conversion.

UTILITY

6'7" x 6'5" (2.01m x 1.96m)

Having wall and base units. Plumbing for a washing machine. Inset stainless steel sink with drainer. Tiled floor and composite door leading out onto the west facing rear garden

DOWNSTAIRS WC

4'3" x 2'8" (1.30m x 0.81m)

Having a low flush WC. Vanity unit with inset wash hand basin with mixer tap and tiled splashbacks. Tiled floor and obscure double glazed window to the side elevation.

GYM

13'8" x 8'6" (4.17m x 2.59m)

With radiator

FIRST FLOOR GALLERIED LANDING

18'6" x 6'3" (5.64m x 1.91m)

With radiator, six ceiling spotlights, loft hatch and built-in storage cupboard.

MASTER BEDROOM 1

12'11" x 9'11" (3.94m x 3.02m)

Having fitted wardrobes and overhead storage cupboards. Radiator, four ceiling spotlights, laminate floor and two double glazed windows to the front elevation.

EN SUITE

9'10" x 2'11" (3.00m x 0.89m)

Having a tiled shower enclosure. Vanity unit with inset wash hand basin with mixer tap and tiled splashback. Low flush WC. Tiled floor, four ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

13'6" x 8'6" (4.11m x 2.59m)

Having fitted wardrobes with hanging rails and shelving and a fitted desk with storage cupboards beneath. Radiator and two double glazed windows to the front elevation.

BEDROOM 3

11'6" x 8'11" (3.51m x 2.72m)

With radiator and double glazed window to the rear elevation.

BEDROOM 4

11'4" x 6'9" (3.45m x 2.06m)

With radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

8'10" x 8'0" max (2.69m x 2.44m max)

Having a four piece white suite comprising a panelled bath with tiled surround. Separate tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Part tiled walls, chrome heated towel rail and obscure double glazed window to the rear elevation.

GARAGE STORE

8'2" x 4'8" (2.49m x 1.42m)

With up and over door.

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

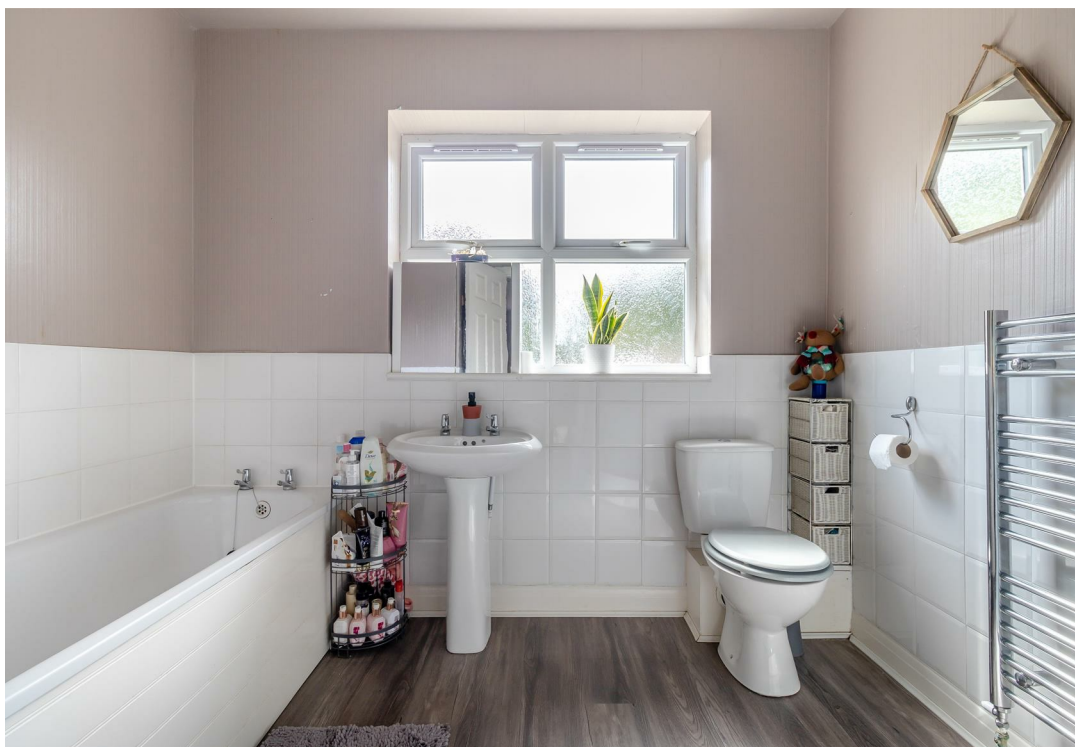
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





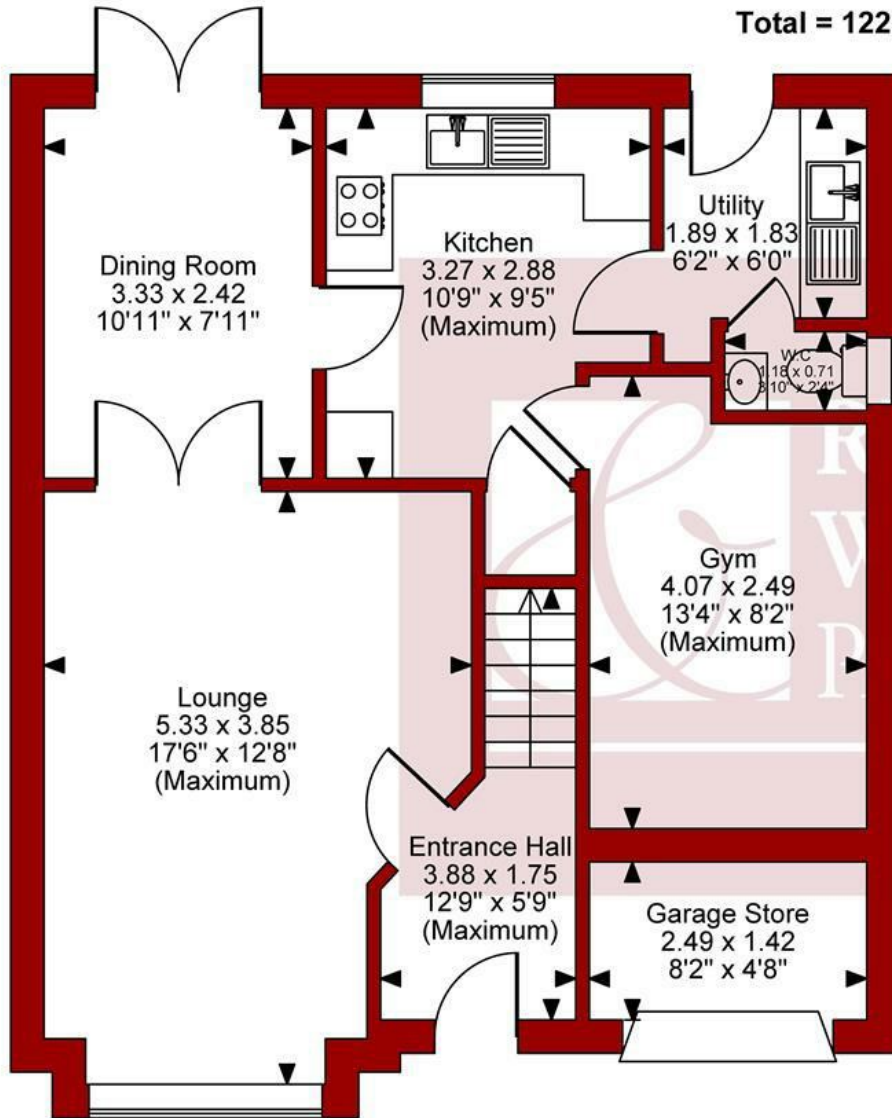




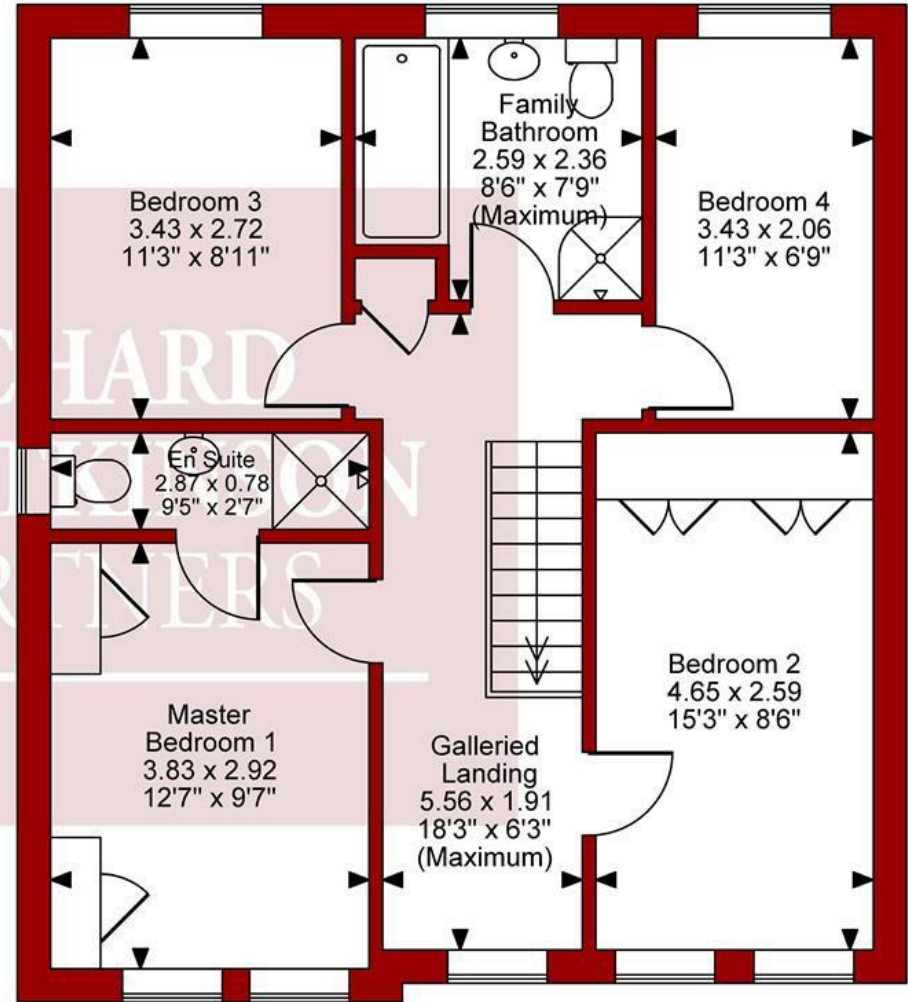




Cotswold Grove, Mansfield
Approximate Gross Internal Area
Main House = 118 SQ M/1266 SQ FT
Garage Store = 4 SQ M/38 SQ FT
Total = 122 SQ M/1304 SQ FT



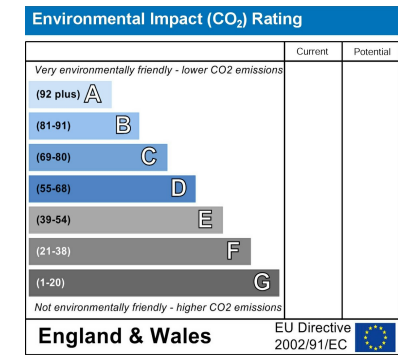
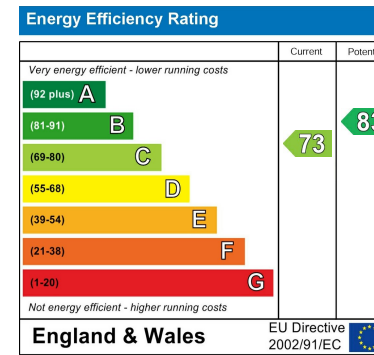
Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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



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