



6a Acreage Lane, Shirebrook, Mansfield,
Nottinghamshire, NG20 8RN

New Build £185,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Brand New End Town House
- Three Bedrooms
- Kitchen/Diner
- Gas Central Heating
- South Facing Rear Garden
- Spacious Accommodation: 871 Sq Ft
- Separate Lounge
- UPVC Double Glazing
- Large Corner Plot
- Tarmacadam Driveway Frontage

A brand new three bedroom end town house completed by a local developer in August 2024 providing a spacious layout of living accommodation over two floors.

The ground floor comprises an entrance hall, downstairs WC, kitchen/diner with integrated appliances and a lounge with French doors leading out onto the rear garden. The first floor landing leads to three bedrooms and a bathroom. The property has gas central heating, UPVC double glazing and comes with neutral decor and flooring, including carpets.

OUTSIDE

The property occupies a large corner plot with a walled, fenced and railings boundary extending to the side and rear. There is a low walled frontage and a tarmacadam driveway provides off road parking. A side gate provides access to the side and rear garden. To the side and rear of the property, there is a south facing garden mainly laid to lawn and with a paved patio.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

14'2" x 3'6" (4.32m x 1.07m)
(6'7" max width). With radiator, laminate floor, understairs storage cupboard and stairs to the first floor landing.

DOWNSTAIRS WC

5'6" x 2'9" (1.68m x 0.84m)
Having a two piece white suite comprising a low flush WC. Pedestal wash hand basin with mixer tap. Radiator, laminate floor and obscure double glazed window to the side elevation.

KITCHEN/DINER

14'2" x 11'1" (4.32m x 3.38m)
Having modern wall cupboards, base units and drawers with work surfaces above and matching upstands. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated electric single oven, four ring stainless steel gas hob and extractor hood above. Integrated fridge/freezer. Cupboard housing the gas central heating combi boiler. Radiator, laminate floor and double glazed window to the front elevation.

LOUNGE

18'0" x 12'2" into bay (5.49m x 3.71m into bay)
A spacious reception room with radiator and French doors leading out onto the south facing rear garden.

FIRST FLOOR LANDING

With double glazed window to the side elevation.

BEDROOM 1

14'8" x 9'3" (4.47m x 2.82m)
With radiator and two double glazed windows to the rear elevation.

BEDROOM 2

12'4" x 8'9" (3.76m x 2.67m)
With radiator and double glazed window to the front elevation.

BEDROOM 3

8'10" x 7'8" (2.69m x 2.34m)
(Plus door reveal 3'3" x 2'9"). With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

6'5" x 5'9" (1.96m x 1.75m)
Having a three piece white suite comprising a panelled bath with mixer tap and rainfall shower over plus additional shower attachment. Pedestal wash hand basin. Low flush WC. Chrome heated towel rail, part tiled walls and extractor fan.

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 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

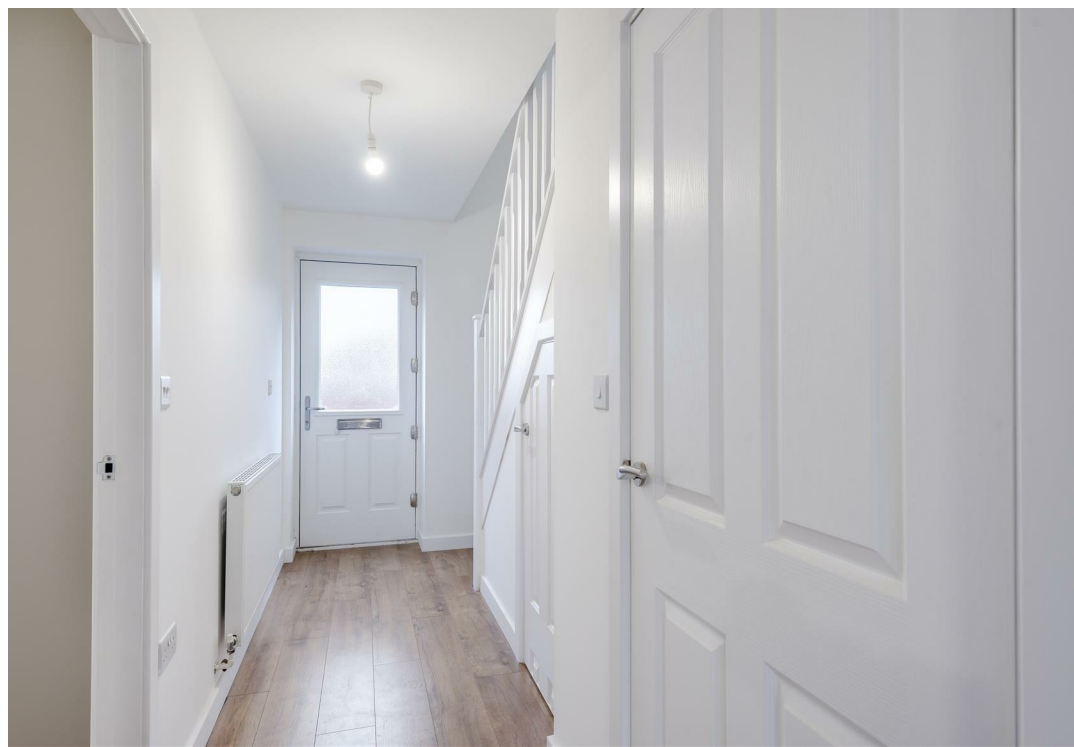
MORTGAGE ADVICE

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.









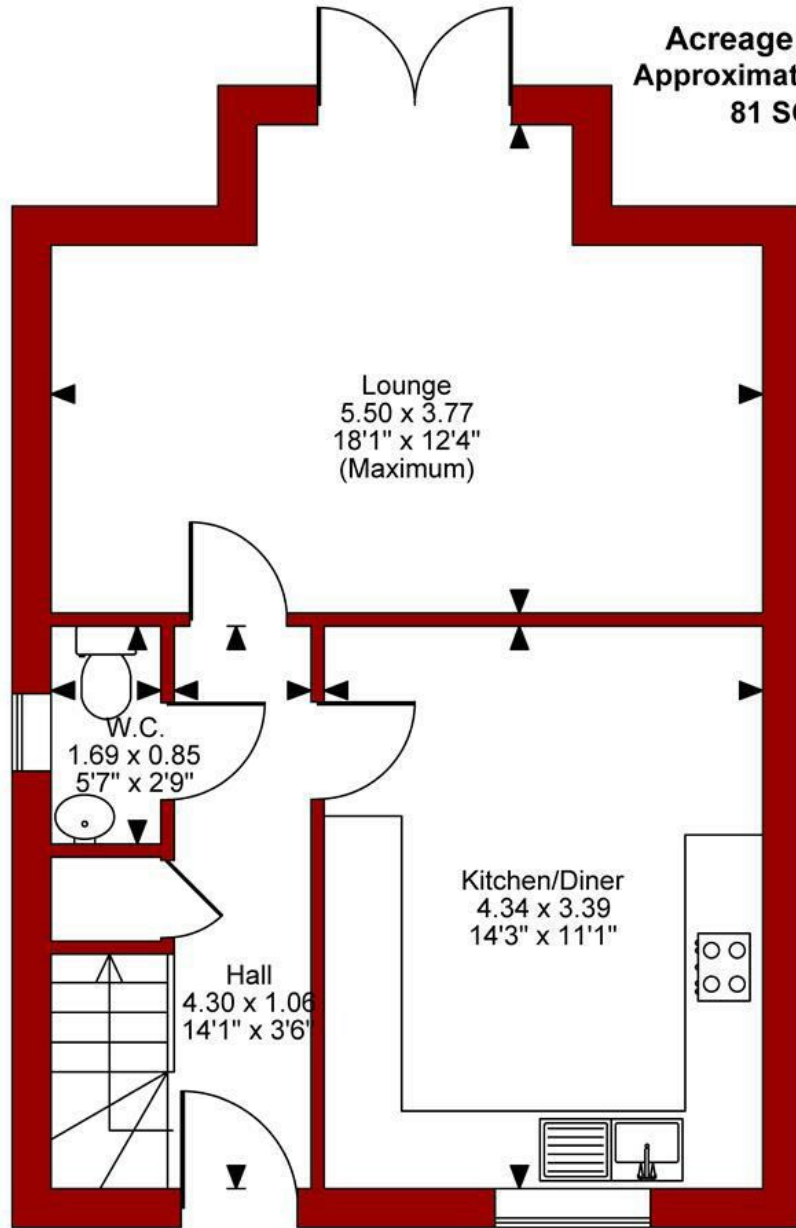




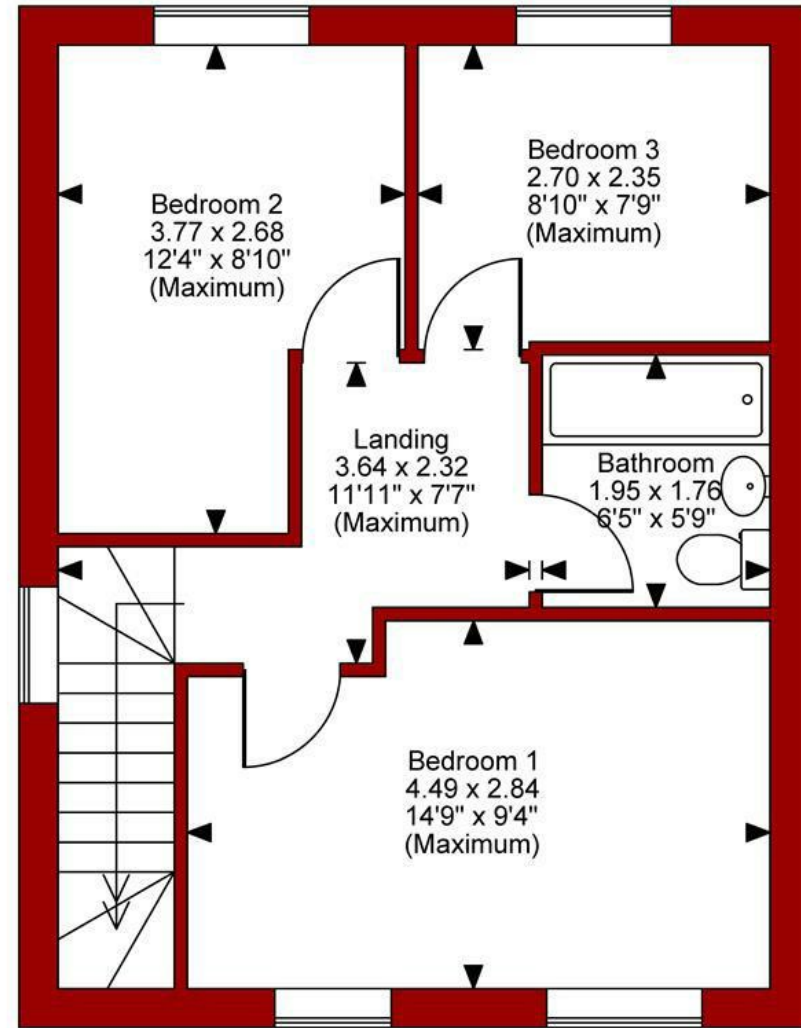




Acreage Lane, Shirebrook
Approximate Gross Internal Area
81 SQ M/871 SQ FT



Ground Floor



First Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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