



41 High Street, Warsop, Mansfield,  
Nottinghamshire, NG20 0AB

Offers Over £300,000

Tel: 01623 626990

 **RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers



- Double Fronted Detached House
- Spanning 3 Floors: 2007 Sq Ft
- Two Reception Rooms
- Large Kitchen/Diner
- Central Warsop Location
- Grade II Listed
- Five Good Sized Double Bedrooms
- Downstairs WC & Boot Room
- Rear Garden & Double Garage
- Walking Distance to Amenities

A Grade II Listed, three storey, five double bedroom detached house with a stone front facade in a central Warsop location towards the end of High Street on a no through road within walking distance to amenities.

The property is believed to date back to the 17th Century and was previously office premises before being sold to our clients in 2012. Since then, our clients have renovated and improved the house to a high standard throughout whilst retaining many of the character features associated with a property of its age.

The property provides spacious living accommodation arranged over three floors extending to just over 2000 sq ft with five good sized double bedrooms and two reception rooms. The ground floor accommodation comprises a large, 7.7m open plan kitchen/diner, an inner lobby area, lounge, separate snug/play room, rear lobby/boot room and a downstairs WC. The first floor landing leads to three double bedrooms and a modern family bathroom with a bath and separate shower. The second floor landing leads to bedroom four and five, both large double bedrooms. The property has gas central heating (underfloor heating to the kitchen/diner, lounge and bedroom one) and single glazed windows and doors with some rooms having secondary UPVC double glazing.

## OUTSIDE

Externally, the property fronts onto High Street with shared access to the side of the house known as Bradleys Yard leading to a double garage with a remote controlled roller door. A gate adjacent to the garage provides access to the rear garden. To the rear of the property, there is an enclosed garden with a hardstanding patio which extends to a pathway leading to the double garage which has an adjoining external store. From the patio, three steps lead up to a central lawn with raised flowerbeds to each side.

A PAINTED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## OPEN PLAN KITCHEN/DINER

25'6" x 13'0" (7.77m x 3.96m)

A large, open plan kitchen/diner, having a range of contemporary shaker cabinets with chrome doorknobs comprising wall cupboards with under lighting, base units and drawers complemented by quartz effect work surfaces. Inset twin Belfast sinks with brushed chrome mixer tap plus separate filtered water tap. There is space for a freestanding range cooker with built-in extractor hood above. Integrated dishwasher. Heavily beamed ceiling, laminate floor, underfloor heating, brick fireplace to the dining area and two windows to the front elevation with UPVC secondary double glazing.

## LOUNGE

16'2" x 13'11" (4.93m x 4.24m)

A spacious reception room with lovely character features, including a brick fireplace with an open coal fire and tiled hearth. Ceiling mouldings, extensive panelled walls, underfloor heating, stairs to the first floor landing and two windows and French doors to the rear elevation leading out onto the garden.

## SNUG/PLAY ROOM

13'8" x 9'0" (4.17m x 2.74m)

With two radiators, beamed ceiling and two windows to the side elevation.

## REAR LOBBY/BOOT ROOM

6'8" x 6'4" (2.03m x 1.93m)

With tiled floor and window and door to the rear elevation.

## DOWNSTAIRS WC

6'5" x 2'5" (1.96m x 0.74m)

Having a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Tiled floor, radiator and obscure glazed window to the side elevation.

## FIRST FLOOR LANDING

With built-in storage cupboard housing the Baxi gas central heating boiler and stairs to the second floor landing.

## BEDROOM 1

14'4" x 13'0" (4.37m x 3.96m)

A spacious master bedroom with underfloor heating and two windows to the front elevation with secondary UPVC double glazing.

## BEDROOM 2

13'0" x 9'8" (3.96m x 2.95m)

With radiator, laminate floor and window to the front elevation with secondary UPVC double glazing.

## BEDROOM 3

13'11" x 8'11" (4.24m x 2.72m)

With fitted cupboards, radiator, laminate floor and window to the rear elevation with secondary UPVC double glazing.

## FAMILY BATHROOM

9'6" x 9'2" (2.90m x 2.79m)

Having a modern four piece white suite with chrome fittings comprising a large bathtub swan neck mixer tap. Separate tiled shower enclosure with rainfall shower. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Laminate floor, radiator and window to the rear elevation with secondary UPVC double glazing.

## SECOND FLOOR LANDING

With window to the rear elevation and radiator.

## BEDROOM 4

20'6" max x 13'5" (6.25m max x 4.09m)

A large fourth double bedroom with radiator and windows to the rear and side elevations with secondary UPVC double glazing.

## BEDROOM 5

19'9" x 12'7" max (6.02m x 3.84m max)

With radiator, laminate floor and windows to the rear and side elevations with secondary UPVC double glazing.

## DOUBLE GARAGE

18'0" x 15'10" (5.49m x 4.83m)

Equipped with power and light. Remote controlled electric roller door. Window and door to side elevation giving access to the rear garden.

## 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.













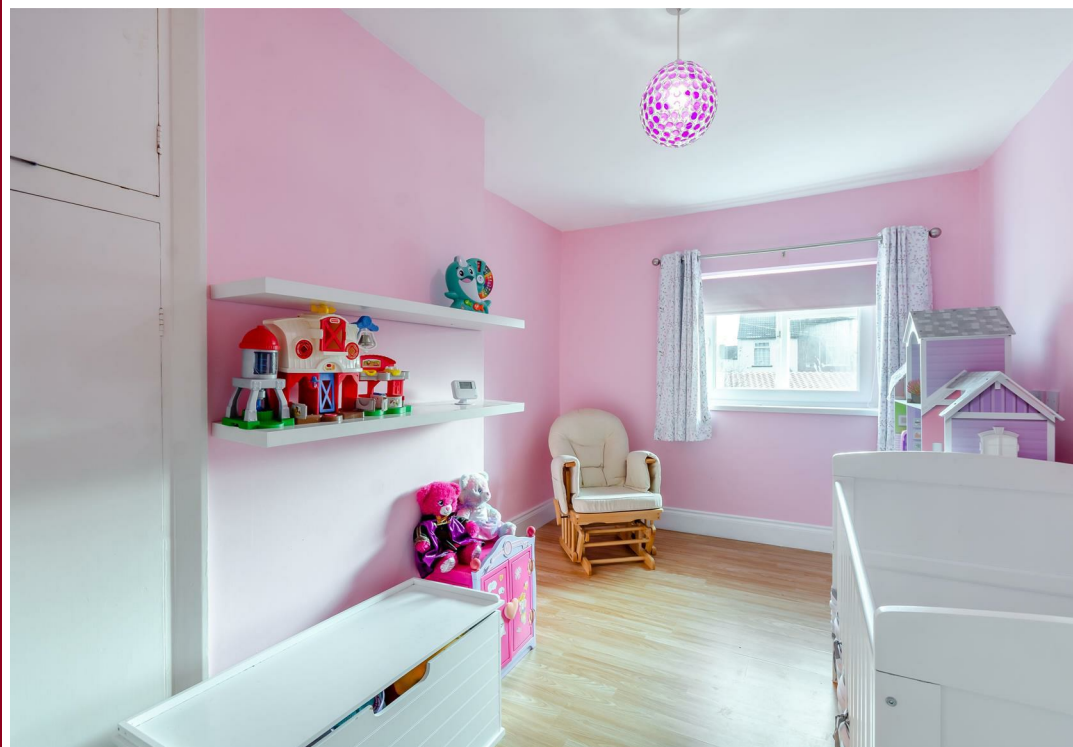


















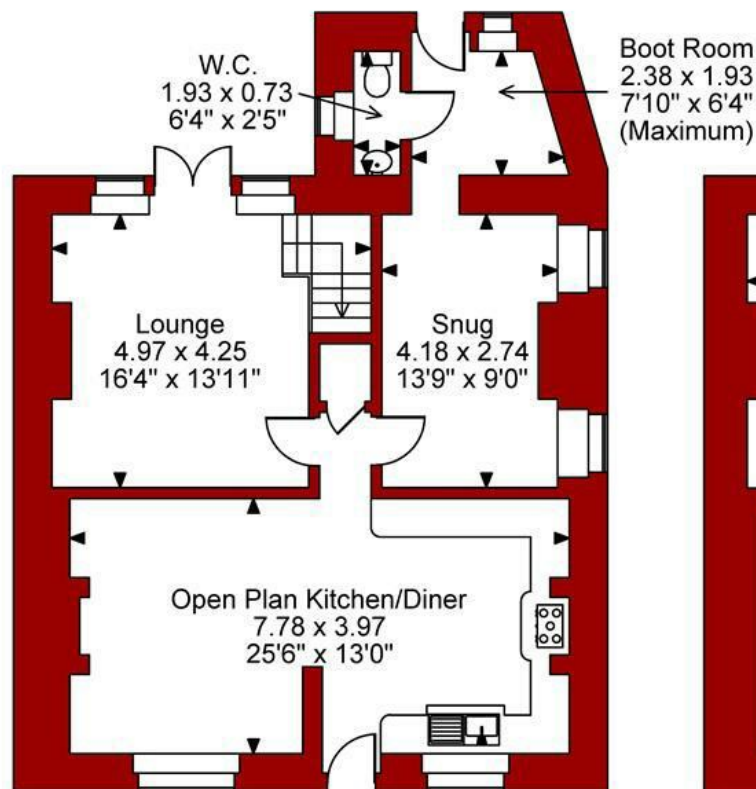
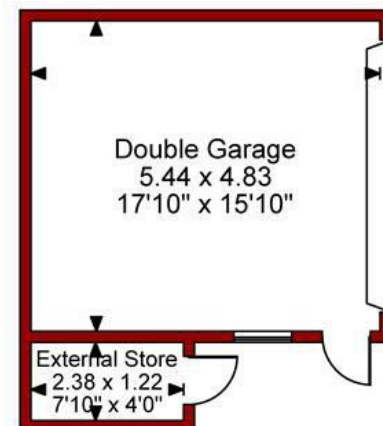




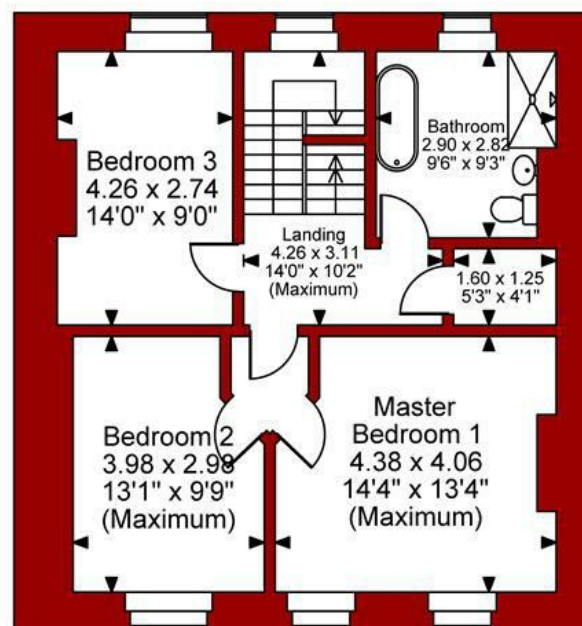




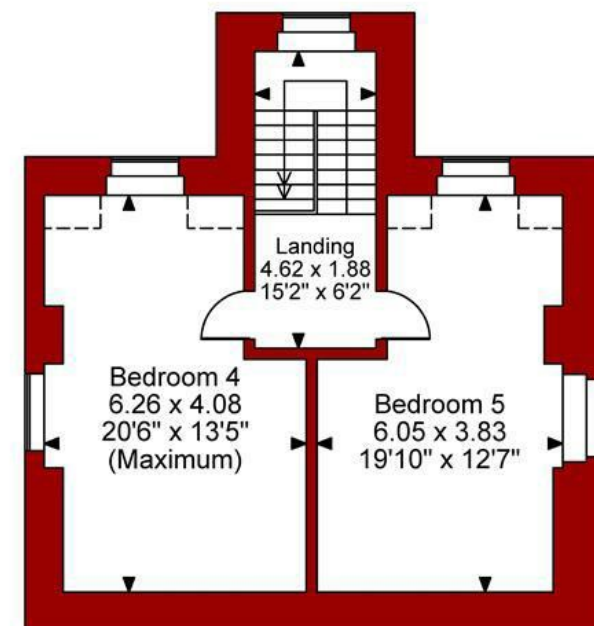
**High Street, Warsop**  
**Approximate Gross Internal Area**  
**Main House = 187 SQ M / 2007 SQ FT**  
**Double Garage = 26 SQ M / 283 SQ FT**  
**External Store = 3 SQ M / 31 SQ FT**  
**Total = 216 SQ M / 2321 SQ FT**



**Ground Floor**



**First Floor**



**Second Floor**

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

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

□□□ Denotes restricted head height





*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



**RICS**



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
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