



44 Leadale Crescent, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 9HL

No Chain £200,000

Tel: 01623 626990

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



- Traditional Semi Detached House
- Excellent Scope & Potential
- Separate Dining Room
- Gas Central Heating
- Separate Detached Workshop
- Extended to the Ground Floor
- Three Bedrooms
- Spacious Lounge
- Detached Garage & Adjoining Store
- Popular Residential Location

A traditional, bay fronted, semi detached house extended to the rear at ground floor level in a popular residential location – offered to the market with the benefit of no upward chain. The property would benefit from updating and modernisation and offers excellent scope and potential for buyers to put their own mark on the property.

The ground floor living accommodation comprises an entrance porch, entrance hall, kitchen, dining room and a spacious lounge. The first floor landing leads to three bedrooms, a bathroom and a separate WC. The property has gas central heating, majority aluminium double glazing with some UPVC double glazed windows and doors, and a boarded loft with light point.

## OUTSIDE

The property stands back behind a low walled frontage with a hardstanding driveway which leads to gates on the side of the house which leads to a detached single garage to the rear. The front garden is mainly laid to lawn with borders on all sides, including a stone rockery area with plants and shrubs. To the rear of the property, there is a raised paved patio with a raised flowerbed adjacent to a wrought iron handrail and two steps leading down to a lower level lawn with borders with plants and shrubs. A brick built retaining walled boundary extends from the patio all the way to the end of the garden dividing a raised and lower level garden. A paved pathway leads to a detached brick built workshop with access behind it via a gravel path. The raised garden is mainly laid to lawn, and a paved path provides access to the garage and to the adjoining store to the rear.

AN OBSCURE UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE PORCH

7'1" x 2'0" (2.16m x 0.61m)

With connecting door through to:

## ENTRANCE HALL

13'0" x 7'5" (3.96m x 2.26m)

With radiator, stairs to the first floor landing and understairs pantry cupboard with obscure double glazed window to the side elevation and housing the electricity meter and consumer unit.

## DINING ROOM

13'0" into bay x 11'9" (3.96m into bay x 3.58m)

Having a coal effect gas fire with marble hearth and surround. Radiator, coving to ceiling and double glazed bay window to the front elevation.

## LOUNGE

18'11" x 11'10" (5.77m x 3.61m)

Having a coal effect gas fire with marble hearth and surround. Radiator, coving to ceiling and double glazed window to the rear elevation.

## KITCHEN

15'4" x 7'5" (4.67m x 2.26m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated fridge. Space for a cooker and space and plumbing for a washing machine and tumble dryer. Tiled walls, radiator, double glazed window to the side elevation, UPVC double glazed window and obscure UPVC double glazed doors to the side and rear elevations providing access to the driveway and garden.

## FIRST FLOOR LANDING

10'2" max x 7'5" (3.10m max x 2.26m)

With loft hatch leading up to a boarded loft with light point. Obscure double glazed window to the side elevation.

## BEDROOM 1

13'5" into bay x 11'8" into wardrobes (4.09m into bay x 3.56m into wardrobes)

Having extensive fitted wardrobes across one wall with hanging rails and shelving and sliding doors, plus overhead storage cupboards also with sliding doors. Further fitted storage unit beneath the window with sliding doors. Radiator, coving to ceiling and double glazed bay window to the front elevation.

## BEDROOM 2

11'11" x 11'8" into wardrobes (3.63m x 3.56m into wardrobes)

Having extensive fitted wardrobes across one wall with hanging rails, shelving and drawers. There is a separate fitted dressing table, coving to ceiling, radiator and UPVC double glazed window to the rear elevation affording pleasant distant views beyond the neighbouring houses.

## BEDROOM 3

7'8" x 7'5" (2.34m x 2.26m)

With radiator, coving to ceiling and double glazed window to the front elevation.

## BATHROOM

7'5" x 5'3" (2.26m x 1.60m)

Having a panelled bath with shower over. Pedestal wash hand basin. Radiator, tiled walls, obscure double glazed window to the side elevation and airing cupboard housing the Worcester Bosch gas central heating boiler and hot water cylinder.

### SEPARATE WC

3'11" x 2'7" (1.19m x 0.79m)

Having a low flush WC, tiled walls and obscure double glazed window to the side elevation.

### DETACHED SINGLE GARAGE

16'9" x 10'7" (5.11m x 3.23m)

Of brick construction beneath a pitched tiled roof. With power and light points, inspection pit and built in lifting beam. UPVC double glazed window to the side elevation, side entrance door and up and over garage door.

### ADJOINING STORE

10'8" x 5'8" (3.25m x 1.73m)

Of brick construction beneath a pitched tiled roof. With power and light points and window to the rear elevation.

### DETACHED WORKSHOP

10'7" x 8'10" (3.23m x 2.69m)

Of brick construction beneath a pitched tiled roof. With power and light points and windows to the front and side elevations.

### 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.













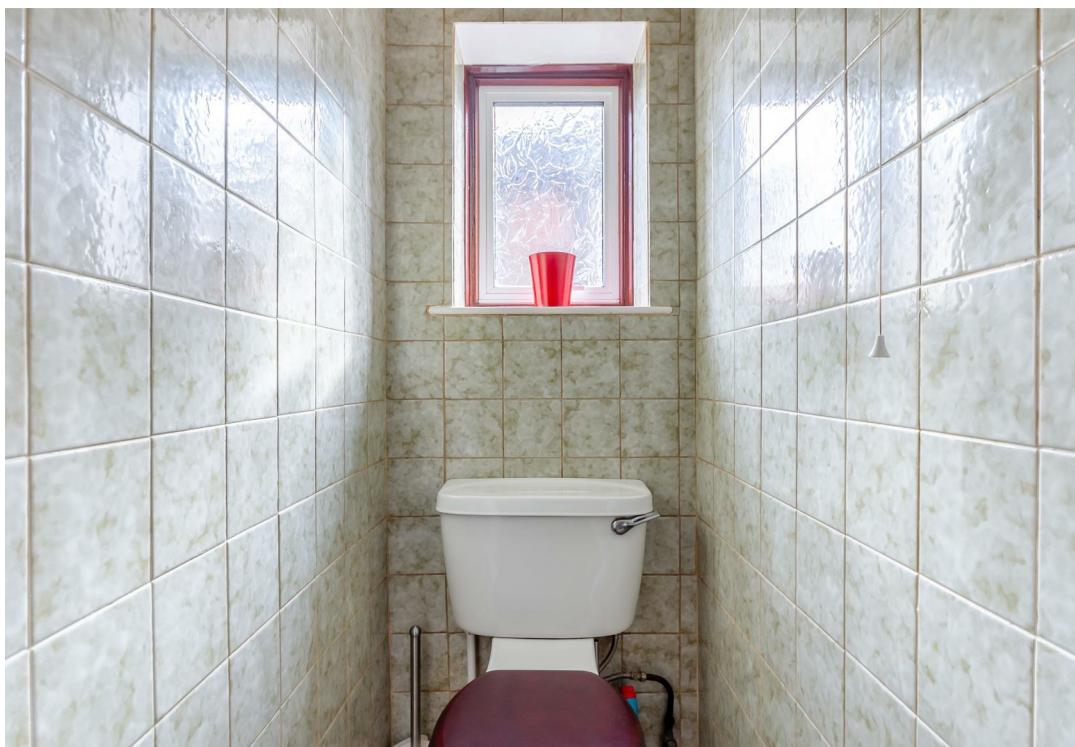






















# Leadale Crescent, Mansfield Woodhouse

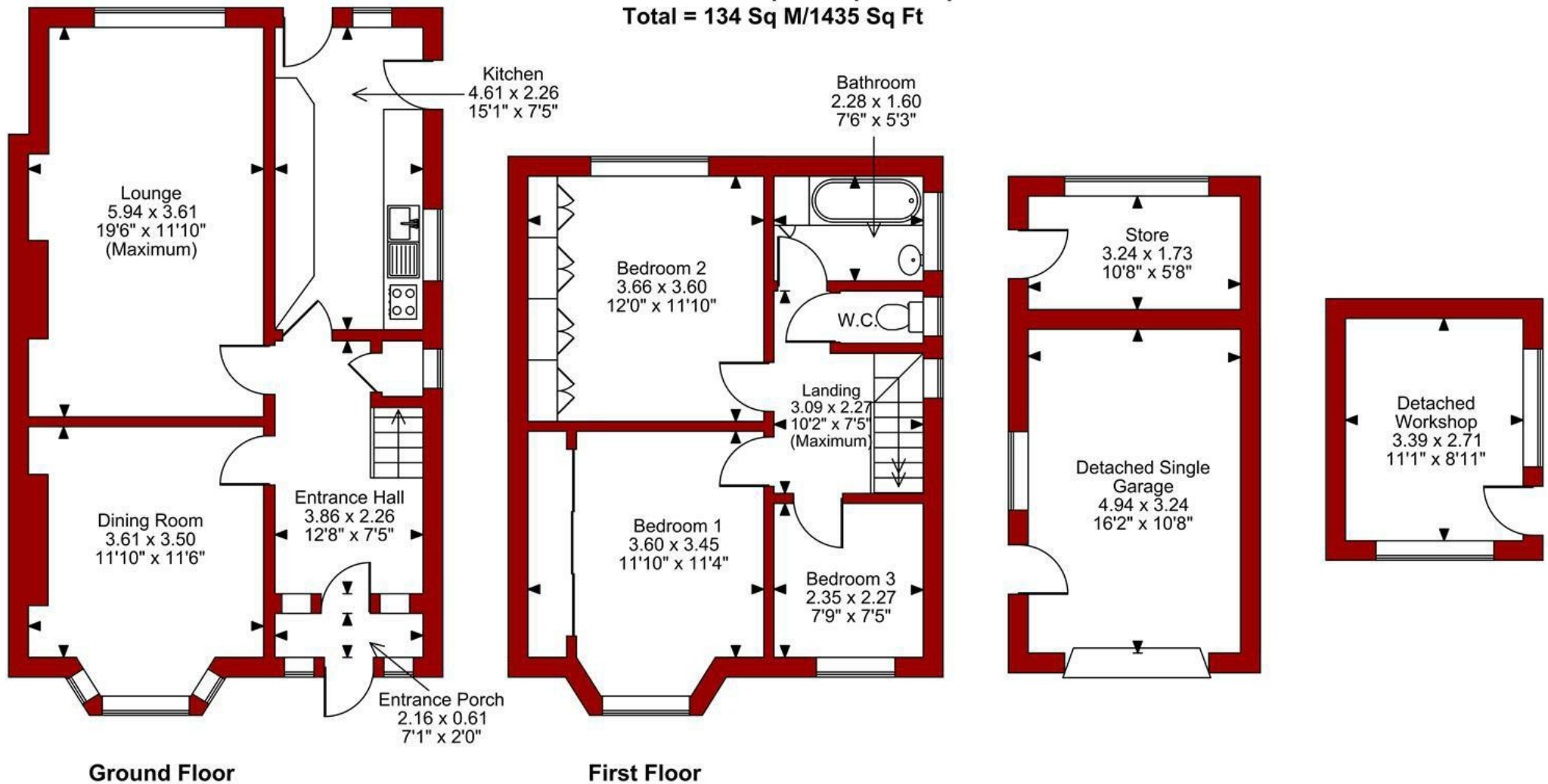
Approximate Gross Internal Area

Main House = 103 Sq M/1104 Sq Ft

Detached Single Garage & Adjoining Store = 22 Sq M/232 Sq Ft

Detached Workshop = 9 Sq M/99 Sq Ft

Total = 134 Sq M/1435 Sq Ft



**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) <b>A</b>		<b>8</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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



**RICS**



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](mailto:mansfield@richardwatkinson.co.uk)



**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers