



**18 Mansfield Road**  
**Warsop, Nottinghamshire NG20 0EG**  
**Offers Over £150,000**

- A THREE STOREY, MID TERRACE PROPERTY, WITH 2 BEDROOMS, PLUS ATTIC
- ENTRANCE PORCH, LEADING TO THE LOUNGE AND SEPARATE DINING ROOM
- TWO BEDROOMS TO THE FIRST FLOOR AND BATHROOM WITH WHITE SUITE
- GARDEN TO THE FRONT AND FURTHER AREA OF ENCLOSED GARDEN TO THE REAR
- LOCATED ON THE ARTERIAL A60, CONNECTING MANSFIELD AND WORKSOP
- INCLUDES GAS HEATING (COMBINATION BOILER) AND UPVC DOUBLE GLAZING
- FITTED KITCHEN, INCLUDING OVEN AND HOB AND UPVC CONSERVATORY
- LARGE ATTIC ROOM, SUITABLE AS A BEDROOM, SUBJECT TO BUILDING REGULATIONS
- SHARED ACCESS BEYOND THIS, LEADING TO A LARGE COLLECTION OF OUTBUILDINGS
- THE RANGE OF OUTBUILDINGS ARE ITS UNIQUE SELLING POINT – VIEWING ADVISED



## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield town centre, proceed onto the A60 Woodhouse Road. This then becomes Leeming Lane South and then Leeming Lane North. Continue through Mansfield Woodhouse. Before you reach Warsop, there is an area known as Spion Kop, this becomes Mansfield Road and the property is on the left-hand side.

## ACCOMMODATION COMPRISES

### PORCHWAY

### LOUNGE

**15'4 x 11'9 (4.67m x 3.58m)**

UPVC double glazed front aspect, radiator, laminate flooring and under stair cupboard.

### DINING ROOM

**11'9 x 11'8 (3.58m x 3.56m)**

UPVC double glazed rear aspect. Pipework for radiator. Stairs rising to the first floor.

### KITCHEN

**11'8 x 6'2 (3.56m x 1.88m)**

With a range of base and eye level units, work surfaces and sink unit and single drainer. Built in electric oven, gas hob and cooker hood. UPVC double glazed side aspect, tiled flooring and UPVC door through to the conservatory.

### CONSERVATORY

**9'6 x 9'1 (2.90m x 2.77m)**

A brick and UPVC conservatory. UPVC double doors to the rear. Radiator.



## FIRST FLOOR

## LANDING

Built in storage. Stairs to the second floor.

## BEDROOM ONE

**12'5 into wardrobes x 11'8 (3.78m into wardrobes x 3.56m)**

Fitted wardrobes to one wall. Radiator. UPVC double glazed front elevation.



## BEDROOM TWO

**12'0" x 6'3" (3.68m x 1.93m)**

UPVC double glazed rear elevation. Radiator.



## BATHROOM

Three-piece white suite comprising, panelled bath, wash hand basin and WC. Radiator. UPVC double glazed aspect.



### ATTIC ROOM

**22'8 maximum x 11'7 (6.91m maximum x 3.53m)**

Double glazed front and rear elevation. Radiator. Access to any remaining loft space.



### OUTSIDE

There are enclosed gardens to both front and rear. There is a service road to the side of a neighbouring property, providing access to the garages. The subject property has the initial garage/workshop but then two large outbuildings beyond this, ideal for hobbies, storage or working from home (subject to any necessary approval).



### OUTBUILDINGS



The property is in council tax band A (Mansfield District Council).

### PLEASE NOTE

INTERNAL PHOTOGRAPHS ARE TO FOLLOW

### FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5852/16.01.2026



