



**46 Bramble Lane, Mansfield,
Nottinghamshire, NG18 3NR**

£229,995

Tel: 01623 626990

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

- Extended Semi Detached House
- 3 Bedrooms (Large 6m Master)
- Open Plan Kitchen/Diner
- Separate Lounge with Log Burner
- Low Maintenance Gardens
- Two Storey Rear Extension
- En Suite & Family Bathroom
- Kitchen with Integrated Appliances
- Driveway & Detached Single Garage
- Popular Big Barn Lane Area

An extended and spacious three bedroom semi detached house with a modern open plan kitchen/diner and a detached single garage, situated within the popular Big Barn Lane area of Mansfield.

The property has been extended to the rear over two floors creating a larger master bedroom with an en suite to the first floor and a large open plan kitchen/diner to the ground floor. The layout of accommodation comprises an entrance hall, lounge with log burner, and an open plan kitchen/diner with underfloor heating, integrated appliances, quartz work surfaces and French doors leading out onto the rear garden. The first floor landing with large loft hatch with ladder attached leads to a boarded loft. There is a large, 6m master bedroom with a modern en suite, two further bedrooms and a modern family bathroom. The property has gas central heating and UPVC double glazing.

OUTSIDE

There is a low maintenance gravelled frontage in three low tiered sections with steps leading to the front entrance door. There is a driveway which extends to the side of the house leading to the detached single garage to the rear with gated access between the house and the garage leading to the rear garden. To the rear of the property, there is an extensive Indian sandstone patio, lawn area and a UPVC side door gives access into the garage.

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

ENTRANCE HALL

11'2" x 6'0" (3.40m x 1.83m)

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

LOUNGE

20'0" x 10'3" (6.10m x 3.12m)

Having a multi fuel stove mounted on a slate hearth with slate backing. Radiator, coving to ceiling and double glazed window to the front elevation.

OPEN PLAN KITCHEN/DINER

18'10" x 15'7" max (5.74m x 4.75m max)

(12'5" into dining area). A modern, L-shaped, open plan kitchen/diner with underfloor heating. There are a comprehensive range of light grey contemporary shaker cabinets with brushed metal handles and soft closing doors comprising wall cupboards, base units and drawers complemented by quartz work surfaces. Under mount 1 1/2 bowl stainless steel sink with drainer and mixer tap. There is a full range of integrated appliances to include twin

electric ovens, a four ring induction hob, splashback and chimney extractor hood above. Integrated microwave, dishwasher and washing machine. The freestanding American fridge/freezer is available to buy by separate negotiation. Tiled effect vinyl floor, radiator, ample ceiling spotlights, low level fitted storage cupboard with shelving, double glazed windows to the side and rear elevations, and French doors leading out onto the rear garden.

FIRST FLOOR LANDING

8'0" x 6'5" (2.44m x 1.96m)

With loft hatch with ladder attached leading to a boarded loft. Obscure double glazed window to the side elevation.

MASTER BEDROOM 1

19'10" x 10'0" (6.05m x 3.05m)

(Narrows to 8'6"). A large master bedroom suite, with radiator, built-in storage cupboard with hanging rail and shelving. Double glazed window to the rear elevation.

EN SUITE

7'9" x 6'8" (2.36m x 2.03m)

A modern three piece white suite with chrome fittings comprising a corner tiled shower cubicle with electric Triton shower. Contemporary vanity unit with wash hand basin with waterfall mixer tap mounted on a wood work surface with two storage drawers beneath. Low flush WC. Radiator, tiled floor, fully tiled walls, extractor fan and obscure double glazed window to the rear elevation.

BEDROOM 2

12'10" x 9'10" (3.91m x 3.00m)

A second double bedroom, with radiator, laminate floor and double glazed window to front elevation.

BEDROOM 3

9'10" x 6'5" (3.00m x 1.96m)

With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

A modern three piece white suite with chrome fittings comprising a tiled panelled bath with mixer tap. Pedestal wash hand basin with waterfall mixer tap. Low flush WC. Recessed mirror and shelf, radiator, shaver point, tiled floor, extractor fan and obscure double glazed window to side elevation.

DETACHED SINGLE GARAGE

18'8" x 10'1" (5.69m x 3.07m)

With power and light points, UPVC window to the rear elevation, UPVC side entrance door and 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 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

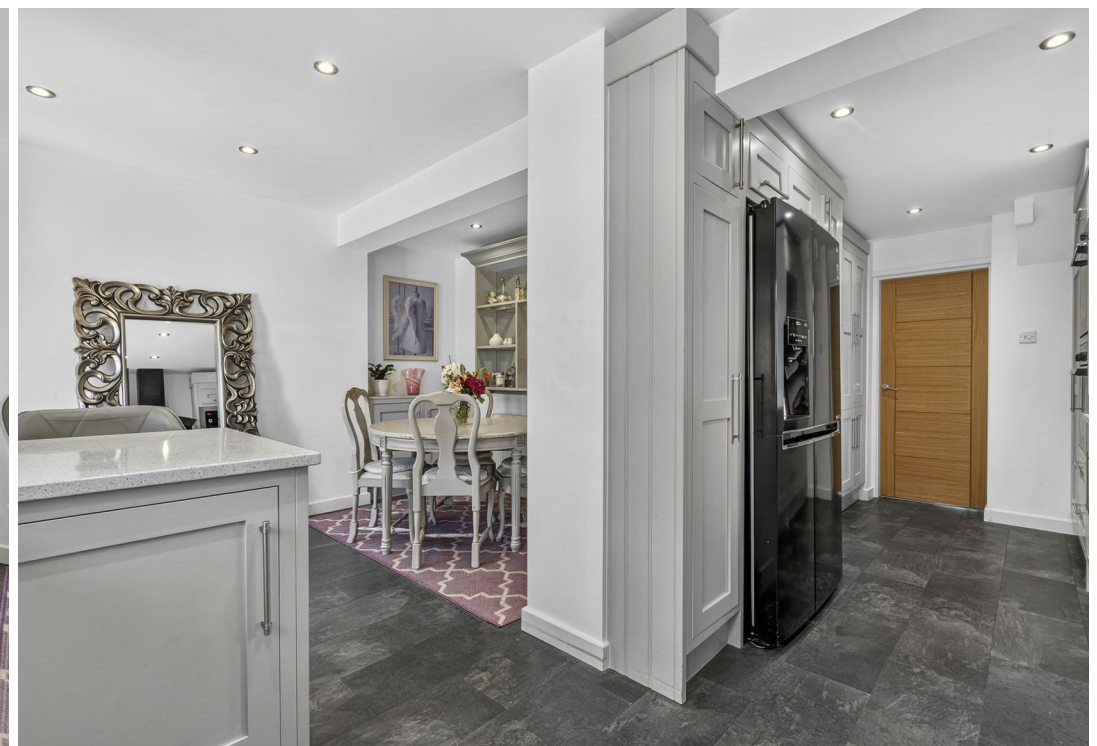
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

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.











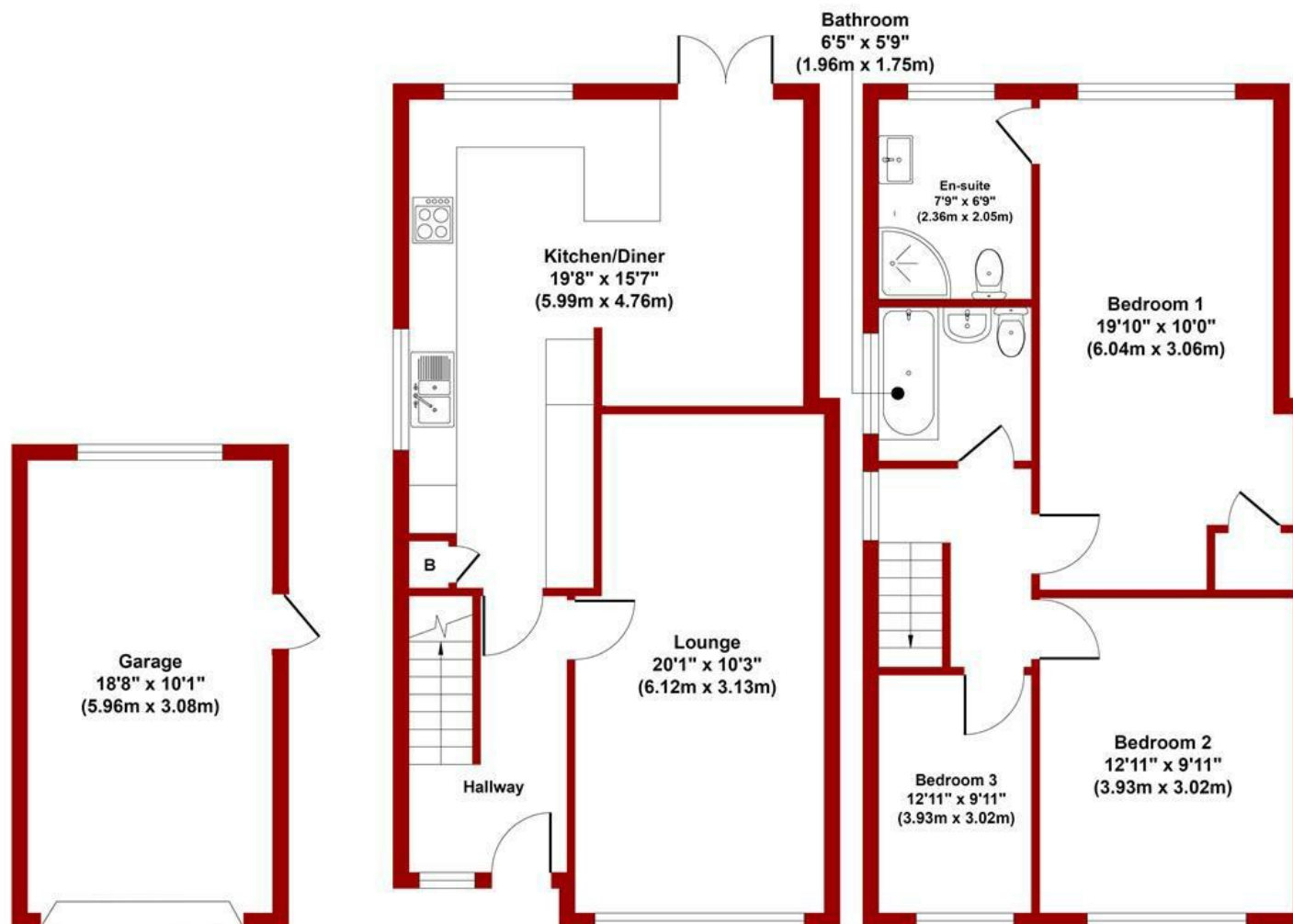








Bramble Lane, Mansfield
Approximate Gross Internal Area
Main House = 1114 SQ FT / 103 SQ M
Garage = 188 SQ FT / 18 SQ M
Total = 1302 SQ FT / 121 SQ M



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		86
(81-91) B		
(69-80) C		
(55-68) D	69	
(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



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

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers