



31 Woodlands Way, Spion Kop, Warsop,
Mansfield, Nottinghamshire, NG20 0FN

No Chain £199,950

Tel: 01623 626990

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

- Modern Semi Detached Bungalow
- Redecorated & New Carpets/Flooring
- Lounge with French Doors
- Integrated Kitchen Appliances
- Double Width Driveway
- Immaculate Condition Throughout
- Two Bedrooms & Wet Room
- Separate Kitchen/Diner
- New Combi Boiler Installed in 2025
- Attractive Countryside Location

A modern two bedroom semi detached bungalow built in 2013, situated in a pleasant location bordering to open countryside.

The property is presented in immaculate condition ready to move straight into having been recently modernised and improved to a high standard to include redecoration and new vinyl flooring/carpets installed throughout.

The property is one of only 52 bungalows, 6 town houses and a residential care home built between 2012 and 2015, situated in a countryside location off Mansfield Road between Mansfield Woodhouse and Warsop close to local amenities.

The accommodation comprises an entrance hall, walk-in storage cupboard housing the combi boiler installed in 2025, two bedrooms, a wet room with walk-in tiled shower, lounge with French doors and a modern kitchen/diner with integrated appliances and plumbing and space for a washing machine. The property has gas central heating and UPVC double glazing.

The property represents an ideal opportunity for downsizers, single occupiers, or couples looking for a modern, low maintenance home in a countryside location yet within close proximity to local amenities. Viewing highly recommended. No upward chain.

OUTSIDE

The property is positioned at the top of Woodlands Way directly opposite an open 'green space'. There is a double width driveway providing off road parking for two cars, and a central path leads to the front entrance door. A side path leads to a gate at the end through to the rear garden. To the rear of the property, there is a paved patio and path, lawn, borders to two sides with shrubs and a garden shed. Outside tap and double power point.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

13'9" x 6'2" max (4.19m x 1.88m max)

With radiator, vinyl flooring and large walk-in cloaks/storage cupboard.

WALK-IN STORAGE CUPBOARD

6'0" x 2'4" (1.83m x 0.71m)

With light point, vinyl flooring and wall mounted Baxi combi boiler installed in 2025.

LOUNGE

16'2" x 10'0" (4.93m x 3.05m)

With radiator, telephone point, television point and French doors leading out onto the rear garden.

KITCHEN/DINER

12'10" x 10'3" (3.91m x 3.12m)

Having modern cabinets comprising wall cupboards, base units and drawers complemented by marble effect work surfaces. Inset 1 1/2 bowl sink with drainer and chrome swan-neck mixer tap. Integrated stainless steel cooking appliances include a single electric oven, four ring gas hob, splashback and extractor hood above. Integrated fridge/freezer. Plumbing and space for a washing machine. Vinyl flooring, radiator and UPVC door leading out onto the rear garden.

BEDROOM 1

13'2" x 8'11" (4.01m x 2.72m)

With radiator, television point and double glazed window to the front elevation.

BEDROOM 2

10'5" x 7'8" (3.18m x 2.34m)

With radiator and double glazed window to the front elevation.

WET ROOM

10'1" max x 6'2" (3.07m max x 1.88m)

Having a walk-in tiled shower area. Pedestal wash hand basin with mixer tap. Low flush WC. Chrome heated towel rail, tiled floor, part tiled walls, ceiling spotlights and extractor fan.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith 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.

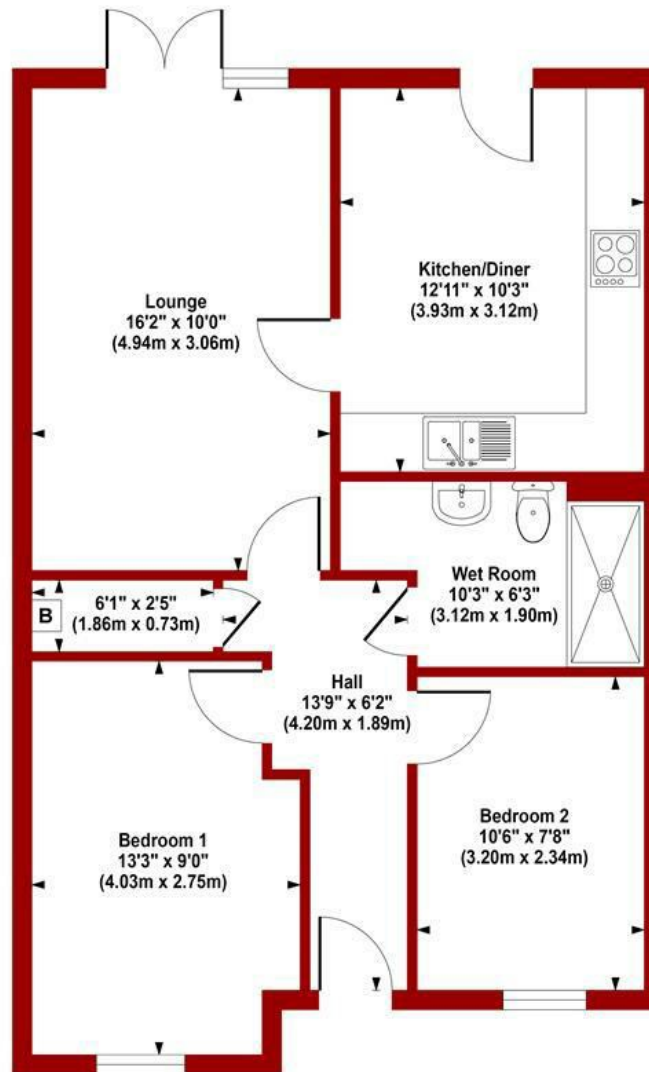








Woodlands Way, Spion Kop
Approximate Gross Internal Area
Total = 641 SQ FT / 60 SQ M



Floorplan

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		92
(81-91) B		
(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



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