



22 Netherfield Lane, Church Warsop

Guide Price £260,000 – £270,000 – Freehold

TWO BEDROOM DETACHED BUNGALOW • ABUNDANCE OF LIVING SPACES INCLUDING A LOUNGE AND DINING ROOM • WELL EQUIPPED KITCHEN AND MODERN SHOWER ROOM • PRACTICAL GARAGE AND DRIVEWAY FOR OFF ROAD PARKING. EPC RATING C. • AN ABUNDANCE OF OUTDOOR SPACE SURROUNDING THE PROPERTY • SITUATED CLOSE TO NEARBY PARKS, SHOPS AND AMENITIES • EPC RATING: C



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Entrance Hall

A welcoming entrance hall that guides you through the property, featuring a central heating radiator, power points, and convenient built-in storage space.

Lounge

13' 5" x 11' 9" (4.09m x 3.58m)

(Dining space 8'3 x 7'3) A cosy living area split into two sections, offering flexibility and comfort. The lounge features an electric feature fireplace, two UPVC double glazed windows filling the room with natural light, central heating radiators, and power points throughout. The adjoining space provides an ideal area for additional seating or dining, seamlessly connecting to the kitchen.

Kitchen

10' 2" x 9' 2" (3.10m x 2.79m)

The well-equipped kitchen offers a range of wall and base units providing ample storage, along with space for additional appliances. The room also features a tiled splashback for ease of maintenance, power points, a UPVC double glazed window, and a sliding door leading through to the lounge area.

Dining Room

9' 7" x 9' 2" (2.92m x 2.79m)

A versatile and convenient dining space that can comfortably seat up to six people. It includes a UPVC double glazed window, power points, and a central heating radiator.

Bedroom No 1

12' 5" x 10' 9" (3.79m x 3.28m)

A generously sized double bedroom featuring a large UPVC double glazed window allowing plenty of natural light. The room also includes a central heating radiator and power points.

Bedroom No 2

Another double bedroom with a UPVC double glazed window, central heating radiator, and power points.

Shower Room

A modern and stylish addition to the home, fully tiled from floor to ceiling for ease of maintenance. The room features a walk-in mains-fed shower, low flush WC, vanity sink, heated towel rail, and a UPVC double glazed window providing natural light and ventilation.

The property is surrounded by generously sized outdoor spaces, beginning with a spacious front lawn bordered by mature shrubbery that adds character and privacy. The garden extends down the side of the property to the main entrance and continues around to the rear. The back of the property overlooks a quiet cul-de-sac, offering a peaceful and private setting. Externally, the home benefits from a double driveway and a garage providing ample off-road parking. A gated path leads to a patio area outside the kitchen entrance — an ideal spot for relaxing or entertaining.

Additional Information

Tenure: Freehold Council tax band: C
Mobile/Broadband Coverage Checker visit:
www.ofcom.org.uk then click mobile & broadband checker





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

Guide Price £260,000-£270,000 Situated close to a range of nearby amenities, this two-bedroom detached bungalow has plenty to offer. Located on Nether Field Lane, with the rear of the property backing onto the quiet cul-de-sac of Tissington Avenue, it enjoys both convenience and privacy.

Upon entering, you are greeted by a welcoming entrance hall that guides you through the home. The living areas include a generously sized lounge with an additional dining space, a well-equipped kitchen, and a separate dining room. The property features two double bedrooms, both complemented by a modern shower room.

Externally, the home continues to impress with a double driveway and garage providing ample off-road parking. Surrounding the property is a well-maintained lawn and garden area with mature shrubbery, while a patio outside the kitchen offers a lovely spot to relax or entertain.

Overall, this is a fantastic bungalow that combines space, practicality, and a peaceful location — the perfect home ready for its next chapter.



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