



**5 Elkesley Place,  
Meden Vale, Nottinghamshire NG20 9PS**

- A THREE BEDROOMED, BAY FRONTED TERRACED PROPERTY, WITH VACANT POSSESSION.
- GAS HEATING VIA COMBINATION BOILER AND DOUBLE-GLAZED WINDOWS.
- FITTED KITCHEN, REAR ENTRANCE AREA AND FULLY TILED, GROUND FLOOR BATHROOM.
- GARDEN TO THE FRONT, REAR GARDEN AND SERVICE ROAD PROVIDING ACCESS TO PARKING.
- REQUIRING A COURSE OF GENERAL UPGRADING AND MODERNISATION.
- ENTRANCE PORCH AND HALLWAY LEADING TO THROUGH LOUNGE/DINING ROOM.
- TWO DOUBLE BEDROOMS AND SHOWER ROOM (FORMERLY BEDROOM 3, EASILY CONVERTED BACK TO A BEDROOM) TO THE FIRST FLOOR.
- LOCATED ON THE EDGE OF THIS FORMER MINING VILLAGE AT THE PREVIOUS COLLIERY ENTRANCE.

**£115,000**

## 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, proceed onto A60 Woodhouse Road, which then becomes Leeming Lane South and Leeming Lane North. Head through Mansfield Woodhouse and Warsop. Take a right hand turning, signposted towards Meden Vale. Enter the village, turning left onto Elkesley Road. At the top of here, on the right-hand side, is Elkesley Place.

## ACCOMMODATION COMPRISSES

### ENTRANCE PORCH

### HALLWAY

Radiator. Stairs rising to the first floor.

### LOUNGE/DINING ROOM

**25'9 into bay x 11'9, increasing to 12'3 (7.85m into bay x 3.58m, increasing to 3.73m)**

Double glazed bay window to the front and double-glazed rear aspect. Living flame electric fire and marble hearth. Two radiators.

### KITCHEN

**10'0 x 7'9 (3.05m x 2.36m)**

Fitted with light oak base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Under stair cupboard. Double glazed aspect, radiator tiled flooring.

### REAR ENTRANCE AREA

Double glazed door, tiled flooring built in cupboard.

### BATHROOM

Three-piece suite comprising panelled bath, wash hand basin and WC. Full tiling to the walls, tiled flooring and obscure glaze window.

### FIRST FLOOR

#### LANDING

Access to the loft space, radiator and built in storage.

#### BEDROOM ONE

**15'9 x 10'6 (4.80m x 3.20m)**

Double glazed front elevation. Radiator.

#### BEDROOM TWO

**13'1 x 9'1 (3.99m x 2.77m)**

Radiator. Double glazed aspect.



## SHOWER ROOM

**9'6 x 8'0 (2.90m x 2.44m)**

Comprising shower cubicle, wash hand basin and WC. Built in cupboard, radiator and double glazed window. This was formerly the third bedroom and, with the ground floor bathroom, could easily be converted back to a bedroom.

## OUTSIDE

The row of properties forming Elkesley Place are below the road leading to it, thereby creating a tiered garden to the property. To the rear, there is an outside store which houses the combination boiler (not tested at the time of our appointment). There is a garden and a service road providing access to parking.

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

## FINACIAL ADVISE

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.



