



Offers In The Region Of £240,000 Freehold

12 COGGINS LANE | CHURCH WARSOP | MANSFIELD | NG20 0RP

**BuckleyBrown**  
ESTATE AGENTS

AT THE TOP OF YOUR LIST!...This fantastic three bedroom home boasts a wealth of brilliant features that will be sure to tick all your boxes! Situated in Church Warsop, with local transport links and schools right on the doorstep. This semi-detached property will make the perfect home for a first time buyer or family with its deceptively spacious internal layout!

Let's head inside where you will find an inviting entrance hallway that will immediately give you a sense of the great amount of room on offer. The first room you will find yourself falling for is the lounge, with its natural light flooding through and wonderful space to entertain guests. Double doors provide access to the dining room, which presents a lovely amount of space for a table and chairs, making it ideal for sit down meals with the family. Complemented beautifully by a bay window. The kitchen off from the hallway is comprised of stunning shaker style cabinets with a work surface over. Paired well with tiled walls and integrated appliances giving a modern finish. You'll also be pleased to find a handy utility room with additional space for appliances and storage for all of your cleaning supplies. In addition there is a useful WC and a spacious conservatory with delightful views of the rear garden.

Heading to the first floor you will be impressed by three well-sized bedrooms that offer a great canvas ready for you to personalise. Completing this floor is a family bathroom fitted with a three piece suite in white and overhead shower.

Let's step outside where you will find a generously sized driveway allowing off-street parking for multiple vehicles which can be easily accessed through the gates. The rear garden features a patio seating area, maintained lawn and pond. Boasting the perfect setting for outdoor seating and BBQ's in the summer! So what are you waiting for? Call now to arrange a viewing!





#### Entrance Hallway

With laminate flooring, under stairs storage, coving and a carpeted staircase leading to the first floor, with access to;

#### Dining Room 9'2" x 12'1"

With laminate flooring, central heating radiator, coving and a bay window to the front elevation.

#### Living Room 12'1" x 13'1"

With laminate flooring, central heating radiator, log burner, coving and double doors leading into the conservatory.

#### Conservatory 9'11" x 12'7"

With tiled flooring, central heating radiator, surrounding windows and a door leading out to the rear garden.

#### Kitchen 6'10" x 9'6"

Fitted with shaker style cabinets and units, work surface, gas hob, tiled walls, ceramic hob with a mixer tap above, integrated microwave and oven. There is space and plumbing for a washing machine and window to the side elevation. With door leading into utility.

#### Utility 9'10" x 10'0"

With a work surface, space for a tumble dryer and double windows to the rear.

#### Bedroom One 10'1" x 12'6"

With carpet to flooring, central heating radiator, coving and window to the front elevation.

#### Bedroom Two 9'10" x 10'1"

With carpet to flooring, central heating



radiator, storage cupboard and window to the rear.

#### Bedroom Three 7'10" x 7'10"

With carpet to flooring and window to the front elevation.

#### Bathroom 5'11" x 7'10"

Complete with a bath, overhead shower, pedestal sink, low flush WC, extractor fan and window to the rear.

#### Outside

With a generously sized driveway to the front elevation which can be accessed through the gates. The rear garden features a patio seating area, lawn and pond.



Ground Floor  
64 Sq.mt / 693.42 Sq.ft  
Approx



First Floor  
45 Sq.mt / 480.03 Sq.ft  
Approx



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
|                                             | Current   | Potential |
| Very energy efficient - lower running costs |           |           |
| (92 plus) <b>A</b>                          |           | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>G</b>  |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

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