



**21 Rectory Road**  
**Church Warsop, Nottinghamshire NG20 0RX**  
**£320,000**

- FOUR BEDROOMED DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- ENTRANCE HALL WITH ACCESS TO THE EXTENSIVE LOFT SPACE (POTENTIAL CONVERSION)
- CENTRAL DINING/BREAKFAST AREA, LEADING TO THE FITTED KITCHEN (INTEGRATED APPLIANCES)
- TWO FURTHER BEDROOMS, ONE OF WHICH HAS A DOOR LEADING TO THE FAMILY BATHROOM
- DETACHED BRICK-BUILT GARAGE AND LARGE GRAVELLED AND LAWNED REAR GARDEN
- WELL MAINTAINED AND PRESENTED, WITH GAS HEATING AND DOUBLE GLAZING
- LOUNGE, SEPARATE DINING ROOM/BEDROOM 4 AND BRICK AND UPVC CONSERVATORY
- FITTED MAIN BEDROOM AND ENSUITE WITH SHOWER, WASH BASIN, WC AND BIDET
- OUTSIDE, THERE IS AN EXTENSIVE GRAVELLED FRONTAGE AND DRIVEWAY TO THE SIDE
- EXCELLENT LOCATION HAVING GOOD TRANSPORT LINKS AND ACCESS GREEN OPEN SPACES

## 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, take the A60 Woodhouse Road, which then becomes Leeming Lane South and Leeming Lane North. Proceed through Mansfield Woodhouse and Warsop. As you leave Warsop, turn right onto Eastlands Lane. Turn left onto Rectory Road and the bungalow is on the right-hand side, within the crescent shaped cul-de-sac.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Double glazed front door and side panels. Radiator. Access, via a loft ladder, to the large, insulated loft space.

### LOFT SPACE



### LOUNGE

**21'5 x 11' (6.53m x 3.35m)**

UPVC double glazed aspect to front and rear. Radiator. Living flame gas fire with marble hearth and insert.



### DINING/BREAKFAST AREA

**11'9 x 10'8 (3.58m x 3.25m)**

This lies in the centre of the bungalow and provides access to a number of the rooms. It

includes a fitted dresser, which compliments the units in the adjacent kitchen. Two radiators and downlighters. Opening through to the kitchen.



### KITCHEN

**16'10 x 10'1 (5.13m x 3.07m)**

Including a range of base and eye level units with solid wood fronts, work surfaces and sink unit and single drainer. Integrated electric oven and grill, separate four ring gas hob, cooker hood, fridge/freezer dishwasher. Wall mounted gas boiler. Tiled flooring, downlighters, UPVC rear aspect and UPVC door through to the conservatory.

### CONSERVATORY

**15'8 x 10'4 (4.78m x 3.15m)**

Of brick and UPVC construction. Tiled flooring. UPVC door to the garden.



### BEDROOM ONE

**15'2 x 10'10 (4.62m x 3.30m)**

Full length fitted wardrobes to one wall. UPVC side aspect. Radiator.



### EN SUITE

Comprising tiled shower cubicle, wash hand basin within vanity fitments, WC and bidet. Chrome radiator. UPVC obscure glaze.



### BEDROOM TWO

10'9 x 10'9 (3.28m x 3.28m)

Fitted wardrobes, radiator and UPVC side aspect. Connecting door to the family bathroom.



### BEDROOM THREE

11'1 x 10'9 (3.38m x 3.28m)

Radiator. UPVC double glazed front aspect.



### BEDROOM FOUR/DINING ROOM

14'6 x 9'9 (4.42m x 2.97m)

Most recently used as a dining room, but there is the additional eating area adjacent to the kitchen. It really depends on individual requirements. UPVC window looking through to the conservatory. Radiator.



### BATHROOM

Bath with mixer shower to the taps, wash hand basin and WC. Shelved linen cupboard, tiled surrounds, downlighters, two radiators and UPVC obscure glaze.



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. MA5879/09.04.2026

#### **OUTSIDE**

The bungalow stands within this crescent shaped cul-de-sac, with a green open space in the centre. A gravelled frontage provides parking for several vehicles. The driveway to the side leads to the detached brick built garage 21'3 x 11'9 (6.48m x 3.59m) and has up and over door and light and power.

The rear garden is a particular feature of the property, having gravelled/pebbled low maintenance areas, patio and extensive lawn.



The property is in council tax band C ( Mansfield-dc.gov.uk.)

#### **FINANCIAL ADVICE**

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

