



## 40 Rutland Close, Warsop

£150,000 Freehold

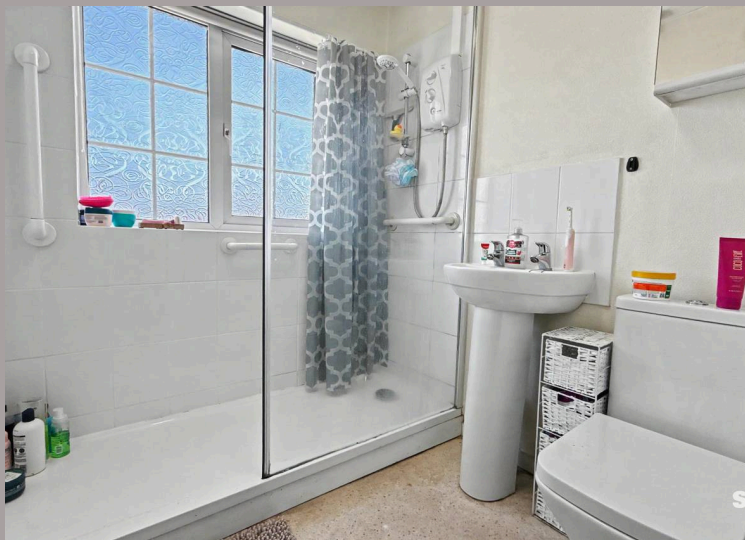
MODERN END-TOWN HOUSE HOME • TWO BEDROOMS, EPC RATING D • RE-WIRED IN 2024 & STYLISH KITCHEN INSTALLED • LOW MAINTENANCE FRONT & REAR GARDENS • NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED • GARAGE SPACE WHICH PROVIDES STORAGE/POSSIBLE PARKING



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey**









### Outside

A low maintenance frontage with decorative stone and a pathway leading to the main entrance. A gated side access leads through to the rear garden. The rear garden is mainly laid to lawn with a central pathway leading to the bottom of the garden. Enclosed by fencing, the space also benefits from gated side access returning to the front of the property. There is also a garage in a block which provides storage or potential parking space.

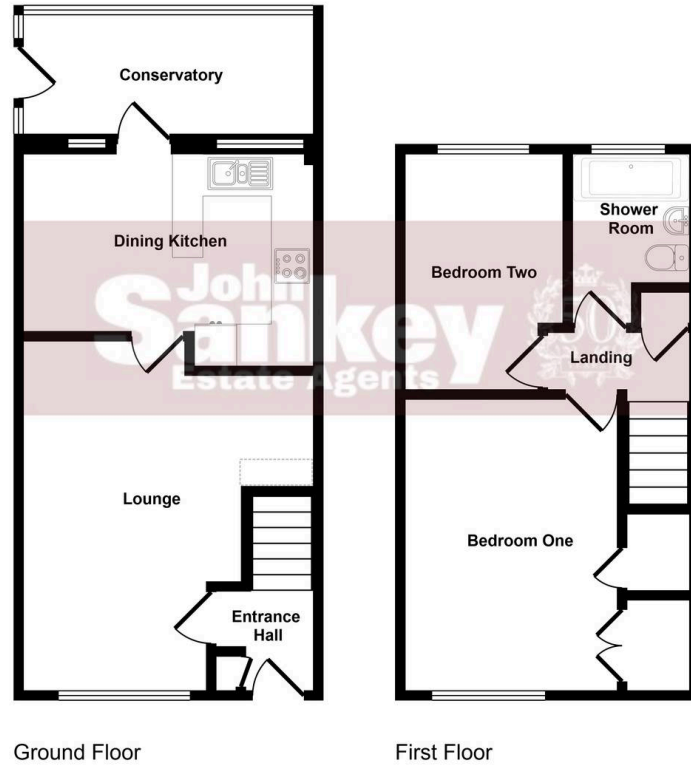
### Additional Information


Tenure: Freehold

Council Tax Band:

A Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





 Denotes head height below 1.5m

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 measurements and floor plan are approximate and are not to be relied upon for furnishing or any other purpose.



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