



57 RIDGEWAY LANE, WARSOP, MANSFIELD
£325,000

BROWN & CO

57 RIDGEWAY LANE, WARSOP, MANSFIELD, NOTTINGHAMSHIRE NG20 0LJ

DESCRIPTION

A deceptive detached four bedroom bungalow with great versatile accommodation throughout, plus an added conservatory and utility room. There is a larger than average integral single garage, plus ample parking, plus an electric vehicle charge point. There are also attractive landscaped gardens. The property has local allotments to the side and rear offering an open aspect.

LOCATION

Ridgeway Lane is on the edge of this small and popular town of Warsop with good local amenities, with the larger town of Mansfield being accessible. There are schools for all age groups close by, as well as good access to the A60, which links to the wider road network.

DIRECTIONS

From Mansfield Road (A60) turn onto Ridgeway Terrace which then turns into Ridgeway lane. Continue driving until you reach the allotments on the right hand side and number 57 is the first bungalow on the right afterwards.

ACCOMMODATION

Covered entrance with quarry tiled flooring, external lighting and part glazed uPVC door to

HALLWAY 11'1" x 5'72 (3.38m x 1.73m) wood effect laminate flooring, built in cloaks cupboard, doors to



KITCHEN/BREAKFAST ROOM 15'1" x 9'9" (4.59m x 3.03m) dual aspect, double glazed side and front windows. An extensive range of base and wall mounted cupboard and drawer units. 1 1/4 stainless steel sink/drainer with mixer tap. Electric oven and grill. Five ring gas hob with stainless steel extractor canopy above. Ample wood effect working surfaces and matching breakfast bar. Ceramic tiled floor, part tiled walls and recessed lighting. Door to



UTILITY ROOM side aspect double glazed window and part glazed door to the garden. Space and plumbing for washing machine and dishwasher, plus one further appliance. Recently installed wall

mounted gas fired central heating combination boiler. Wood effect work surfaces, part tiled walls and tiled floor.



BEDROOM THREE/STUDY 14'8" x 9'7" (4.51m x 2.96m) side aspect double glazed window, wood effect laminate flooring.



From hallway, double doors into

LOUNGE/DINING ROOM 19'7" x 19'6" (6.01m x 5.98m) large double glazed picture windows looking into the conservatory. Rustic brick

fireplace with slate mantel and raised slate hearth. Fitted log burner. Laminate flooring. Double glazed sliding patio doors into the conservatory. Door to inner hall. Wall light point and television point.



CONSERVATORY 13' x 8'2" (3.96m x 2.51m) double glazed windows and French doors into the garden. Laminate floor and polycarbonate ceiling.



INNER HALL with built in cloaks cupboard. Doors to

BEDROOM ONE 12'6" x 11' (3.83m x 3.36m) side aspect double glazed window. A good range of built in wardrobes with mirror fronted sliding doors, hanging and shelving space. Television point.



BEDROOM TWO 11'6" x 9'7" (3.52m x 2.96m) rear aspect double glazed window over looking the garden. Access to part boarded roof void with ladder.

BEDROOM FOUR 9'8" x 7'9" (2.97m x 2.40m) side aspect double glazed window.

BATHROOM side aspect obscure double glazed window. Four piece white suite with paneled enclosed bath, pedestal hand basin, low level wc. Tile enclosed shower cubicle with mains fed shower, rain drop shower head and hand held attachment. Tiled floor, part tiled walls, extractor.



GENERAL REMARKS & STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Council Tax: We are advised by Bassetlaw District Council that this property is in Band D.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Floorplans: The floorplans within these particulars are for identification purposes only, they are representational and are not to scale. Accuracy and proportions should be checked by prospective purchasers at the property.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

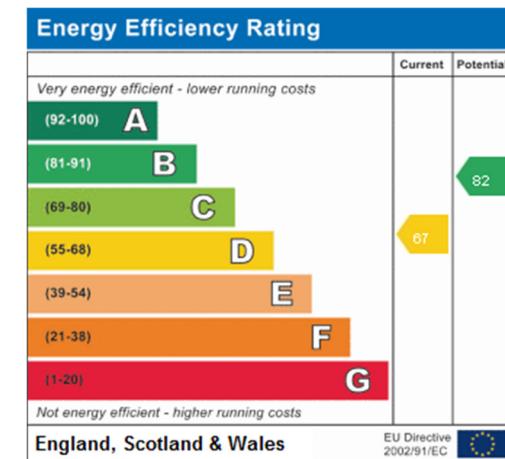
Viewing: Please contact the Retford office on 01777 709112.

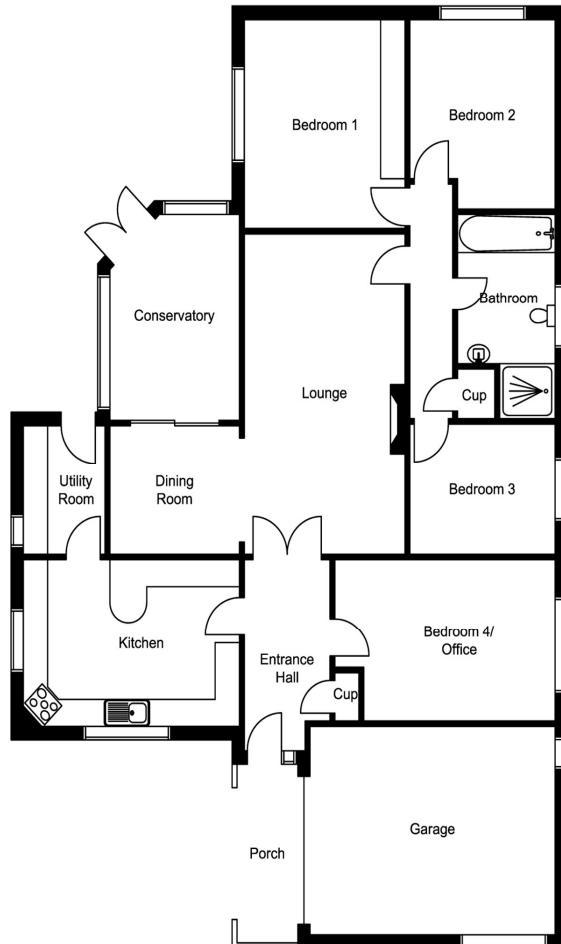
Free Valuation: We would be happy to provide you with a free market appraisal of your own property should you wish to sell. Further information can be obtained from Brown & Co, Retford - 01777 709112.

Agents Note: In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

Financial Services: In order to ensure your move runs as smoothly as possible we can introduce you to Fiducia Comprehensive Financial Planning who offer a financial services team who specialise in residential and commercial property finance. Their expertise combined with the latest technology makes them best placed to advise on all your mortgage and insurance needs to ensure you get the right financial package for your new home. Your home may be repossessed if you do not keep up repayments on your mortgage.

These particulars were prepared in June 2022..





IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.