





17 Rectory Road, Church Warsop

£300,000 Freehold

GENEROUS PLOT - OPEN VIEWS TO REAR • PUT YOUR OWN STAMP ON THE PROPERTY • CUL-DE-SAC LOCATION. EPC
RATING: D • INDIVIDUALLY BUILT & EXTENDED DETACHED HOUSE • FOUR DOUBLE BEDROOMS AND ONE SINGLE • IN NEED
OF SOME MODERNISATION















How to find the property

Take the Woodhouse Road A60 out of Mansfield continuing through Mansfield Woodhouse until you reach Warsop. Continue through the centre until you see the church on the left hand side and then turn right into Eastlands Lane towards Meden Vale. Take the first left turn into Rectory Road and then continue to the very top of the cul-de-sac and the property is straight ahead.

Ground Floor

Entrance Hall

Dimensions: 2.19 x 1.94 (7'2" x 6'4"). With a uPVC door and window to the front, radiator, original parquet floor, stairs rising to the first floor, understair storage cupboard, door through to the kitchen and to the living room.

Living Room

Dimensions: 5.43 x 3.62 (17'9" x 11'10"). With a uPVC double glazed window to the front, side and french doors to the rear making this an extremely light and airy open living space, open fire with tiled hearth and surround and archway through to the dining room.

Dining Room

Dimensions: 3.71 max x 2.89 max (12'2" max x 9'5" max). With a uPVC double glazed window to the rear, radiator and door to a storage area.

Kitchen

Dimensions: 3.39 x 2.44 (11'1" x 8'0"). With a range of base units, stainless steel sink and drainer, door to the utility area and window to the front of the property.

Utility

Dimensions: 4.68 x 1.85 (15'4" x 6'0"). With a uPVC dool and side windows front and back, doors to the coal house and downstairs w.c.

Downstairs W.C.

Dimensions: 1.81 x 0.86 (5'11" x 2'9"). With a uPVC window and a w.c.

First Floor

Stairs and Landing

Dimensions: 3.65 x 1.94 max (11'11" x 6'4" max). With a uPVC double glazed window to the rear.

Bedroom No. 1

Dimensions: 4.53 x 3.62 (14'10" x 11'10"). With uPVC windows to the front and side of the property making this a light and airy room, fitted wardrobes and overhead cupboards. There is a corridor which accesses the further three bedrooms.

Bedroom No. 2

Dimensions: 4.74 x 2.40 (15'6" x 7'10"). With a uPVC window to the front, double wardrobe housing the combination boiler that was fitted in 2020 and overhead cupboard, access to the loft.

Bedroom No. 3

Dimensions: 4.74 x 2.38 (15'6" x 7'9"). With a uPVC double glazed window to the front, radiator, built in wardrobes and vanity unit with sink.

Bedroom No. 4

Dimensions: 3.39 x 2.56 (11'1" x 8'4"). With a uPVC window to the rear, radiator, fitted wardrobes, overhead cupboards and again a vanity unit with sink.

Bedroom No. 5

Dimensions: 3.58 x 1.94 max (11'8" x 6'4" max). With a uPVC double glazed window to the rear, door to single wardrobe and radiator.

Bathroom

Dimensions: 1.94 x 1.68 (6'4" x 5'6"). With a wash hand basin, bath with electric shower over, part tiled walls, heated towel rail and uPVC double glazed window to the front

Separate W.C.

Dimensions: 1.85 x 0.80 (6'0" x 2'7"). With low flush w.c. and door.

Outside

The front of the property is walled with opening to the driveway that could provide parking for several vehicles and is also laid to lawn. The rear garden is a generous plot, fully enclosed with sun area, laid to lawn with mature bushes and plants.

Additional Information

Tenure:Freehold

Council Tax Band D

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadbanc checker.

We are to make potential buyers aware that the property has had a sulphate test due a slight unevenness noted to towards the middle of the kitchen floor which may or may not be due to sulphate action on the concrete. For more information, please contact our office.





