



**6 Roman Bank, Mansfield Woodhouse,  
Mansfield, Nottinghamshire, NG19 9DF**

**£215,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**  
Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached Family House
- Ground Floor Rear Extension
- 4 Bedrooms
- Kitchen/Breakfast Room
- Front & Rear Gardens
- Spanning Over 3 Floors: 1291 Sq Ft
- Loft Conversion (4th Bedroom)
- 2 Reception Rooms
- Driveway & Single Garage
- Popular Suburban Location

A spacious four bedroom semi detached house with accommodation spanning over three floors (circa 1291 sq ft), positioned in a popular suburban location off New Mill Lane. The property has been extended on the ground floor to the rear elevation creating a larger dining room and kitchen, and a loft conversion provides a fourth bedroom.

The ground floor layout comprises an entrance hall, lounge, dining room and a kitchen/breakfast room. The first floor landing leads to three bedrooms and a family bathroom. On the second floor, there is a fourth bedroom and a potential en suite which is fully tiled with plumbing, currently used as a storage cupboard. The property has gas central heating and UPVC double glazing.

#### OUTSIDE

The property stands slightly elevated and back from the road behind a low brick walled boundary frontage with steps leading up to the main entrance door. The front garden is laid to lawn surrounded by borders with slate chippings and shrubs. A driveway to the side of the property provides off road parking which leads to a single garage. A gate adjacent to the garage provides access to the rear garden which features a paved patio and an L-shaped decked seating area. Beyond here steps lead up to a lawned garden with raised flowerbed and children's play area behind the garage. Outside tap and power point.

AN OBSCURE UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR WITH MATCHING OBSCURE DOUBLE GLAZED SIDE PANEL PROVIDES ACCESS TO:

#### ENTRANCE HALL

10'4" x 5'11" (3.15m x 1.80m)

With radiator, laminate floor and stairs to the first floor landing.

#### LOUNGE

14'8" x 12'1" into bay (4.47m x 3.68m into bay)

Having a marble fireplace with inset fire which is no longer in working order and has been capped off. Laminate floor, two radiators and double glazed bay window to the front elevation. Open plan to:

#### DINING ROOM

17'8" x 8'11" max (5.38m x 2.72m max)

With radiator, laminate floor and French doors leading out onto the rear garden.

#### KITCHEN/BREAKFAST ROOM

17'8" max x 11'6" max (5.38m max x 3.51m max)

Having a range of modern high gloss cream cabinets comprising wall cupboards, base units and drawers with wood effect laminate work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. There is a peninsula breakfast bar island with ample work surfaces and space for stools underneath. There is a freestanding Kenwood cooker range with a five ring gas hob and stainless steel extractor hood above. Space and plumbing for a dishwasher and washing machine, and space for further freestanding appliances such as a fridge, freezer and tumble dryer. Tiled floor, four ceiling spotlights, radiator, double glazed window to the rear elevation and UPVC door leading out onto the rear garden. Built-in storage cupboard housing with light point, housing the electricity meter and with an obscure double glazed window to the side elevation.

#### FIRST FLOOR LANDING

With double glazed window to the side elevation and staircase leading to the second floor.

#### BEDROOM 1

11'5" x 9'8" (3.48m x 2.95m)

(Plus door reveal 3'5" x 2'7"). With radiator, fitted shelving and double glazed window to the front elevation.

#### BEDROOM 2

14'10" x 8'9" max (4.52m x 2.67m max)

With radiator and double glazed window to the rear elevation.

#### BEDROOM 3

9'5" x 6'9" (2.87m x 2.06m)

Having a built-in wardrobe housing the combi boiler, radiator and double glazed window to the front elevation.

#### FAMILY BATHROOM

5'10" x 5'10" (1.78m x 1.78m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and pencil shower attachment. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled walls, chrome heated towel rail and obscure double glazed window to the rear elevation.

#### SECOND FLOOR

#### BEDROOM 4

19'9" max 13'9" max (6.02m max 4.19m max)

With laminate floor, radiator, two velux roof windows to the front elevation and double glazed window to the rear elevation.

## POTENTIAL EN SUITE

5'7" x 4'9" (1.70m x 1.45m)

Currently utilised as a storage space, having plumbing for shower, sink and WC. With laminate floor, tiled walls, chrome heated towel rail and obscure double glazed window to the rear elevation.

## GARAGE

14'10" x 8'9" (4.52m x 2.67m)

With timber entrance doors.

## VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

## TENURE DETAILS

The property is freehold with vacant possession upon completion.

## SERVICES DETAILS

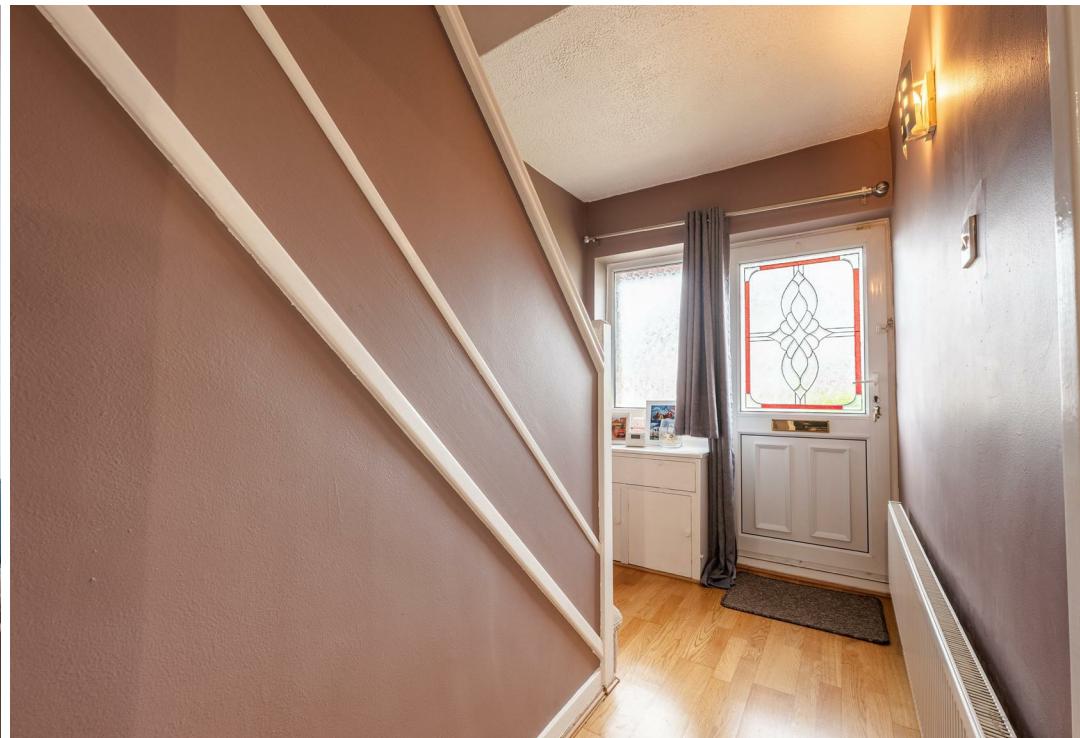
All mains services are connected.

## MORTGAGE ADVICE

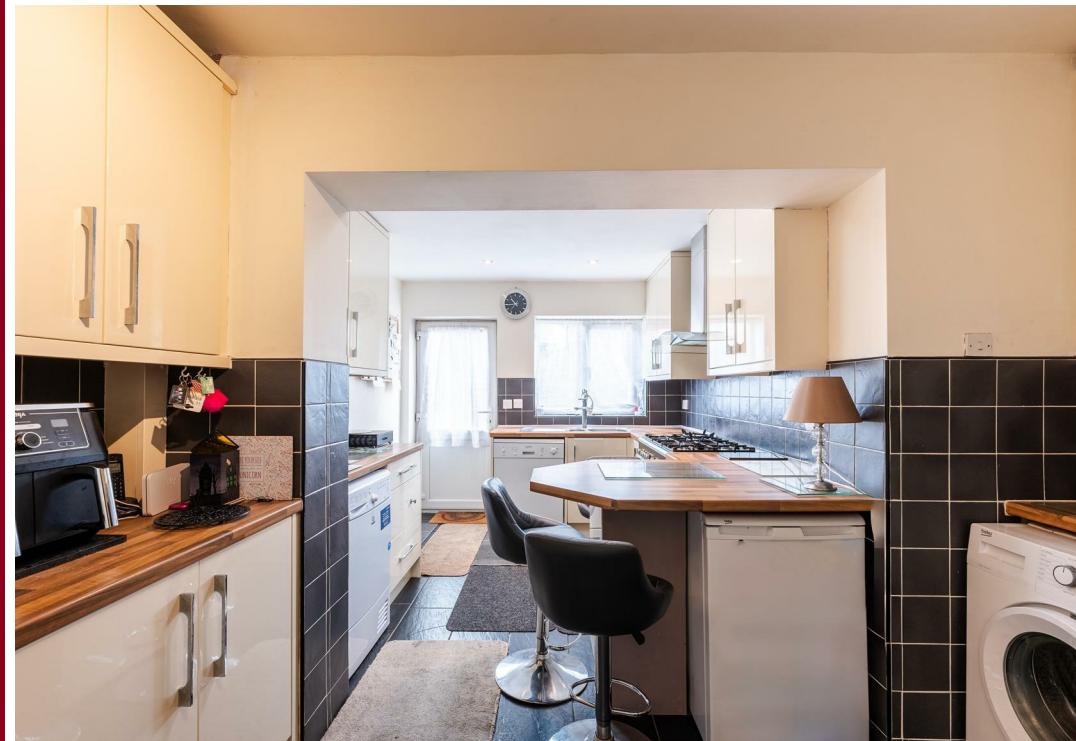
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

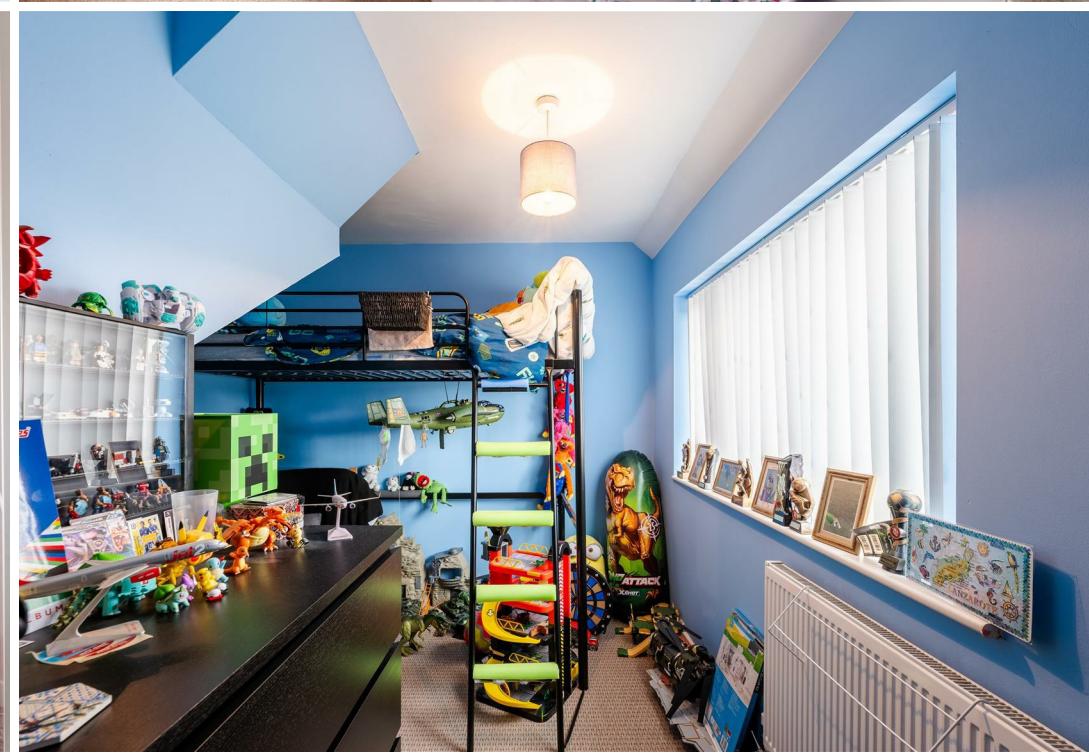
## FIXTURES & FITTINGS

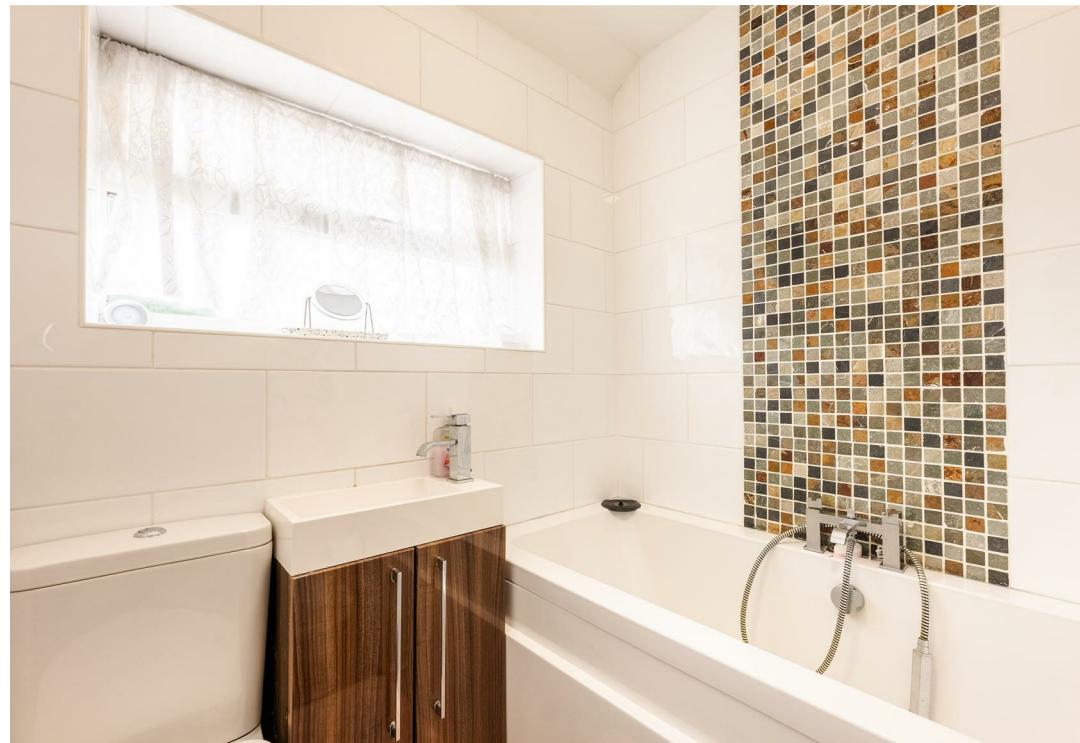
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

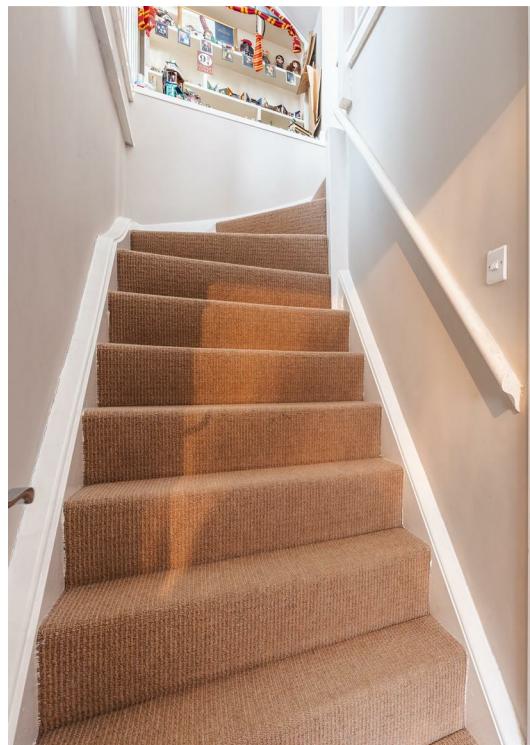


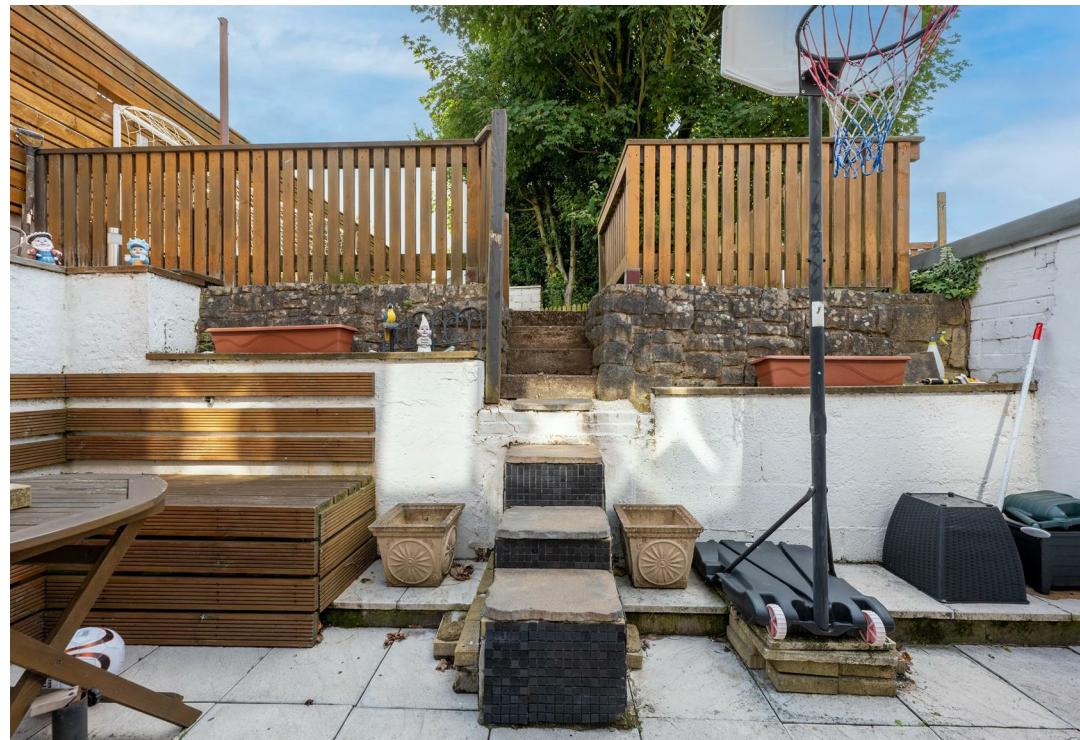














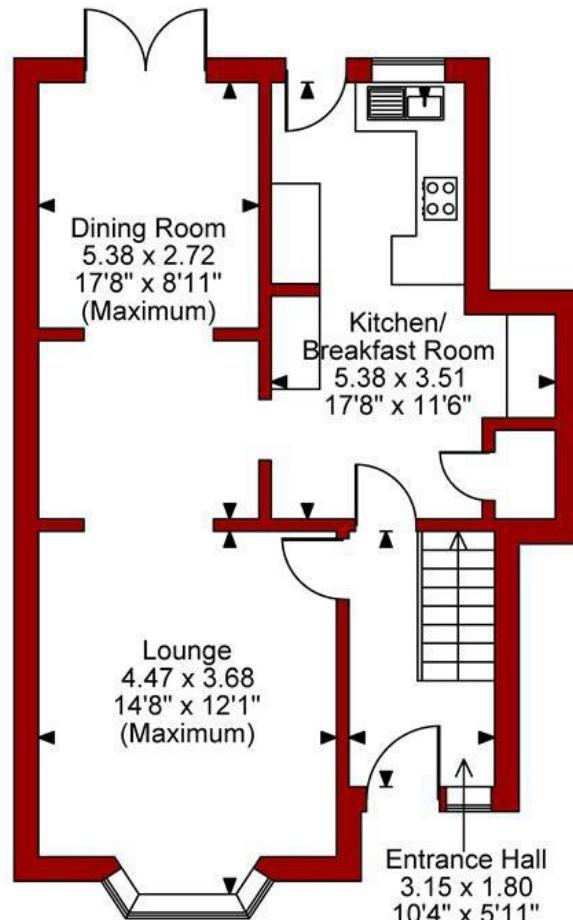
## Roman Bank, Mansfield Woodhouse

Approximate Gross Internal Area

Main House = 120 SQ M/1291 SQ FT

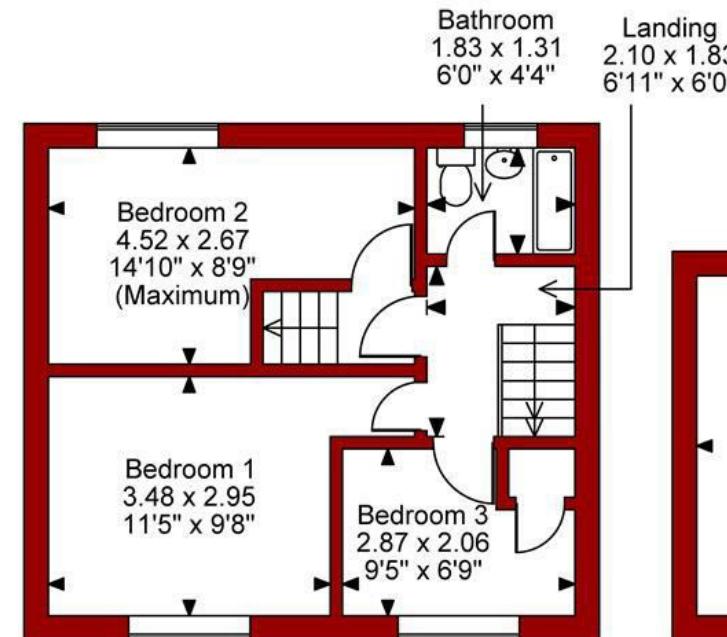
Garage = 12 SQ M/133 SQ FT

Total = 132 SQ M/1424 SQ FT

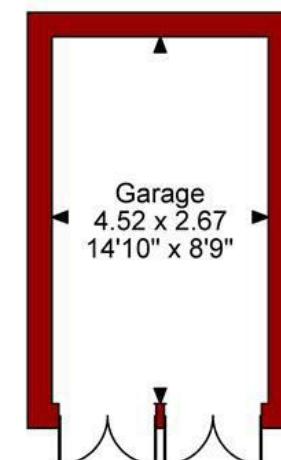
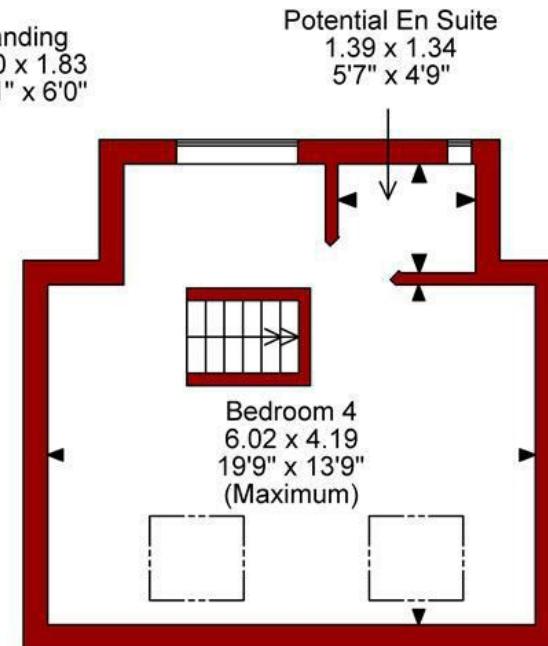


Ground Floor

First Floor



Second Floor



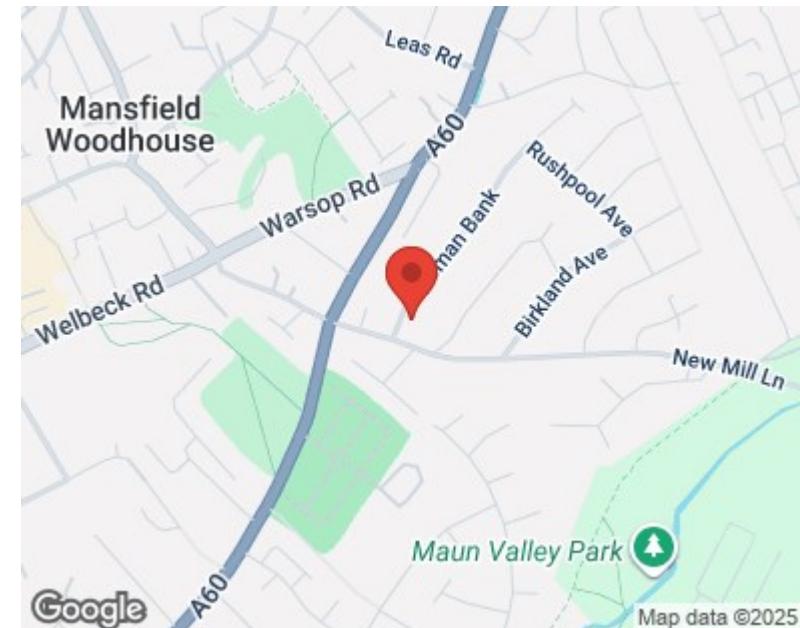
**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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