



**3 Bakers Row, Bakers Lane, Cuckney,
Mansfield, Nottinghamshire, NG20 9NE**

**No Chain £200,000
Tel: 01623 626990**

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

- Grade II Listed Town House
- Built Early 19th Century
- Three Bedrooms
- Majority Sash Windows
- Quiet Village Location
- Former Mill Workers Cottage
- Spanning Across Three Floors
- Lounge & Separate Kitchen
- Rear Garden with Outbuilding
- Viewing Recommended

We have the privilege of presenting to the market this Grade II Listed three bedroom town house (in a row of 4) in the quiet village of Cuckney, offered to the market with the benefit of no upward chain.

The property was constructed in the early 19th Century and is thought to have been a former mill worker's town house from when Cuckney village school was a fully operational mill. The property has a combination of solid fuel heating with immersion tank back up for hot water.

The layout of accommodation spans over three floors comprising on the ground floor; lounge and kitchen. The first floor landing leads to two bedrooms and a bathroom. The second floor landing leads to a large master bedroom.

OUTSIDE

There is a paved patio, an adjoining garden store, lawn and a hardstanding pathway leads to a gate at the end providing access to a brick built former coal store/outbuilding.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

3'11" x 3'11" (1.19m x 1.19m)

With connecting door through to:

LOUNGE

13'7" x 12'8" (4.14m x 3.86m)

Having a tiled fireplace with inset solid fuel stove. Fitted floor-to-ceiling storage cupboards, understairs storage cupboard, radiator and sash window to the front elevation.

INNER HALLWAY

With staircase to the first floor landing.

KITCHEN

14'1" x 8'11" (4.29m x 2.72m)

Having shaker cream cabinets comprising wall cupboards, base units and drawers with laminate work surfaces over. Inset stainless steel sink with drainer and mixer tap and tiled splashbacks. Space for a cooker with fitted stainless steel extractor hood above. Space for a fridge/freezer and plumbing for a washing machine. Built-in floor-to-ceiling pantry cupboard, radiator, wood effect vinyl floor, single beam ceiling, eight ceiling spotlights, two windows to the rear elevation and rear door leading out on to the garden.

FIRST FLOOR LANDING

With window to the rear elevation and stairs leading to the second floor master bedroom.

BEDROOM 2

13'0" x 10'8" (3.96m x 3.25m)

A good sized double bedroom with radiator and sash window to the front elevation.

BEDROOM 3

9'3" x 7'9" max (2.82m x 2.36m max)

With radiator and window to the rear elevation.

BATHROOM

9'3" max x 8'2" (2.82m max x 2.49m)

Having a three piece white suite comprising a panelled bath with electric shower over. Pedestal wash hand basin. Low flush WC. Part tiled walls, wood effect vinyl floor, extractor fan, radiator and obscure glazed windows to the side and rear elevations.

SECOND FLOOR LANDING

With window to the rear elevation.

MASTER BEDROOM 1

13'5" x 13'0" (4.09m x 3.96m)

A large master bedroom, with radiator, built-in wardrobe and sash window to the front elevation.

OUTBUILDING

11'11" x 11'10" (3.63m x 3.61m)

A former coal house brick built outbuilding beneath a clay pantile roof.

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

Mains water, electricity and drainage are connected. The property has a combination of solid fuel heating with immersion tank back up for hot water.

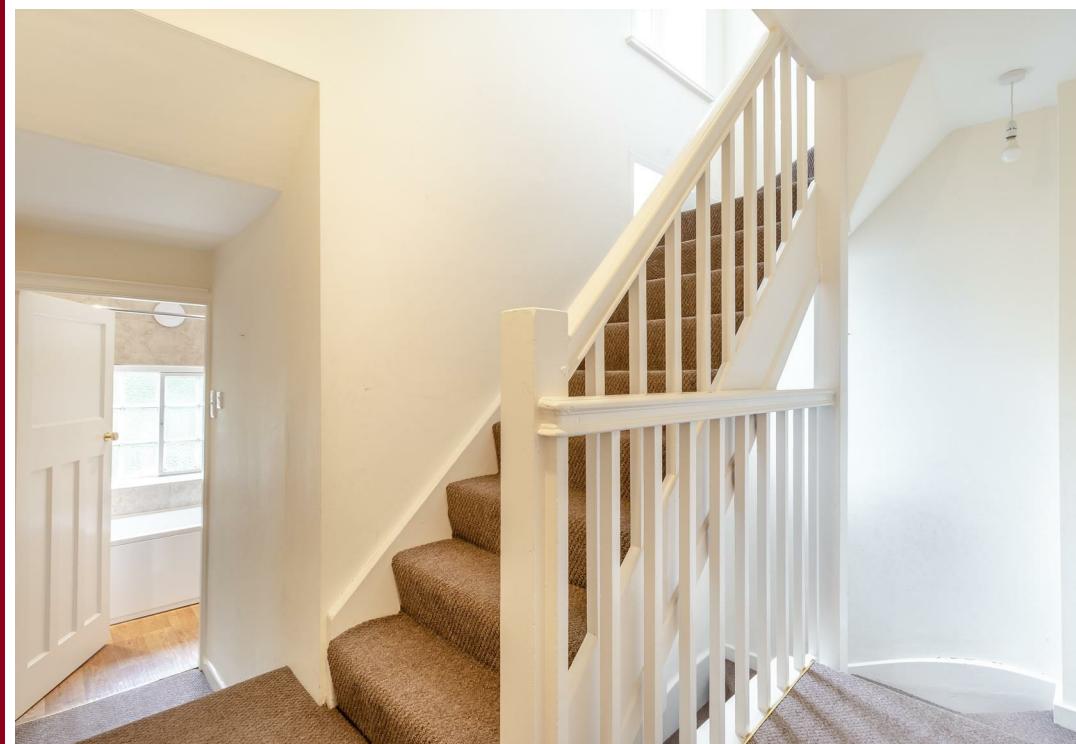
MORTGAGE ADVICE

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.









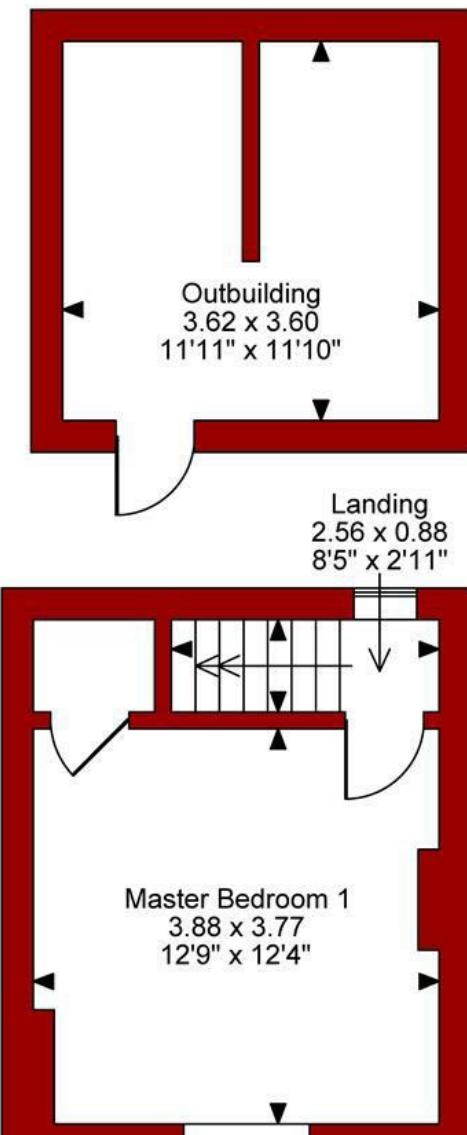
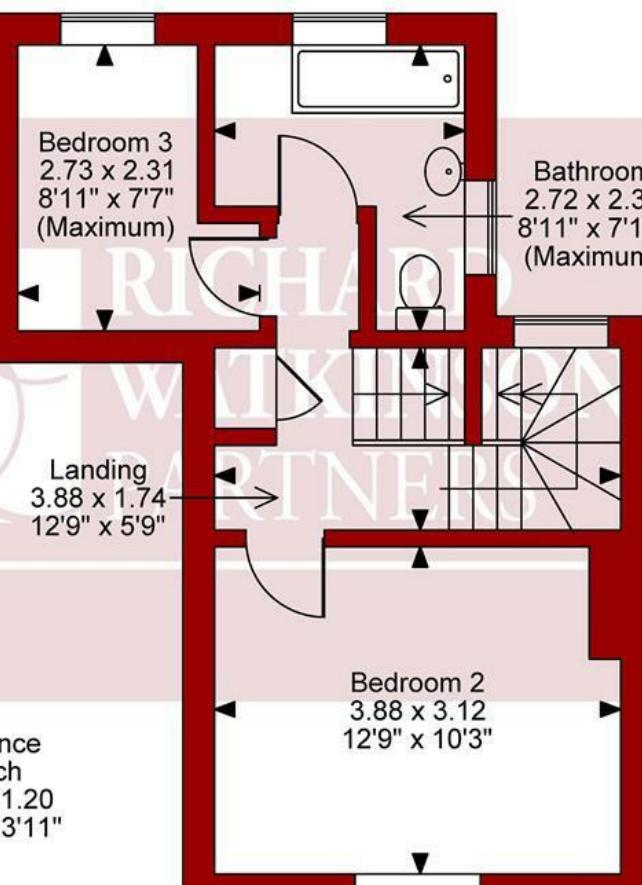
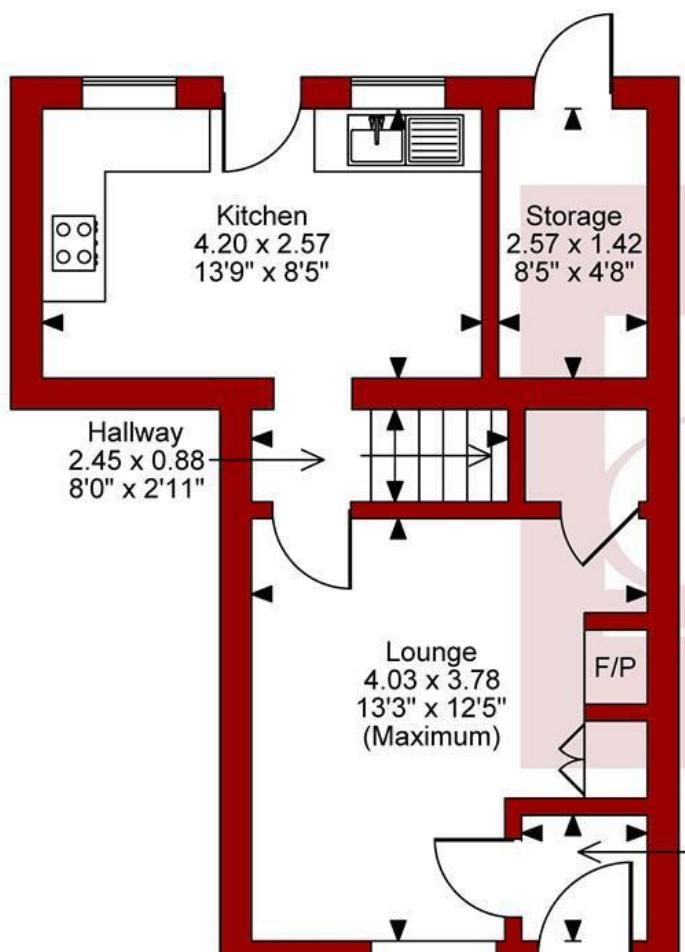
Bakers Row, Bakers Lane, Cuckney

Approximate Gross Internal Area

Main House = 80 SQ M/860 SQ FT

Outbuilding & Storage = 17 SQ M/179 SQ FT

Total = 97 SQ M/1039 SQ FT



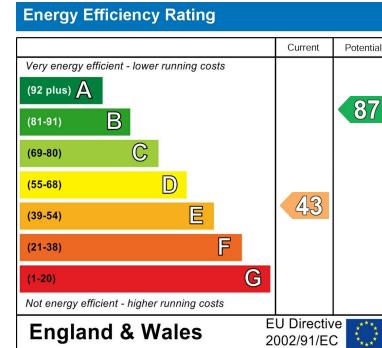
Ground Floor

First Floor

Second Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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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