



15 Lavender Close, Shirebrook, Mansfield,  
Derbyshire, NG20 8FE

£219,950

Tel: 01623 626990

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

- Modern Detached House
- 3 Bedrooms & 2 Reception Rooms
- Downstairs WC
- Integral Single Garage
- Opposite 'Open Green' Space
- PP for Side & Front Extension
- Modern Kitchen
- Tandem Length Driveway
- Tiered Rear Garden with Outbuilding
- Superb Cul-De-Sac Position

A modern three bedroom detached house built in 2004, occupying a superb position at the end of a cul-de-sac opposite an open 'green space' with children's play area.

The property has UPVC double glazing and gas central heating with a new combi boiler installed approximately three years ago. The living accommodation comprises an entrance hall, lounge, dining room, modern kitchen and a downstairs WC. The first floor landing leads to three bedrooms and a bathroom.

The property comes with the benefit of planning permission for a single storey side and front extension granted by Bolsover District Council under planning reference number 22/00288/FUL on 28th July 2022. The plans include a new reception room with en suite cloakroom/WC, removal of the wall between the existing kitchen and dining room and a garage conversion to create a new kitchen and utility.

#### OUTSIDE

The property is set back at the end of a cul-de-sac with pleasant views across an open 'green space'. There is a tandem length driveway to the side of the house leading to an integral single garage. The front garden is laid to lawn with plants and a paved path leads to the front entrance door. To the rear of the property, there is tiered landscaped garden in three sections, including a paved patio and a retaining wall with steps leading to a decked patio and outbuilding equipped with power and light. Beyond here there are two raised flowerbeds with plants and further steps lead to a lawn and further raised beds.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### ENTRANCE HALL

With radiator, double glazed window to the side elevation and stairs to the first floor landing.

#### LOUNGE

13'5" x 11'8" (4.09m x 3.56m)

Having a modern fireplace with inset electric fire. Radiator, laminate floor and double glazed window to the front elevation.

#### DINING ROOM

9'8" x 7'7" (2.95m x 2.31m)

With radiator, laminate floor and French doors leading out on to rear garden.

#### KITCHEN

9'9" x 7'2" (2.97m x 2.18m)

Having modern shaker cabinets comprising wall cupboards, base units and drawers with working surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and chrome swan neck mixer tap. Integrated Neff single oven, five ring gas hob, stainless steel splashback and stainless steel extractor hood above. Plumbing for a washing machine and space for a fridge. Herringbone tiled splashbacks, radiator and double glazed window to the rear elevation.

#### DOWNSTAIRS WC

4'10" x 2'6" (1.47m x 0.76m)

Having a two piece white suite comprising a low flush WC. Modern vanity unit with inset sink with mixer tap, herringbone tiled splashbacks and cupboard beneath. Laminate floor and radiator.

#### FIRST FLOOR LANDING

With airing cupboard housing the Baxi combi boiler. Radiator and double glazed window to the side elevation.

#### BEDROOM 1

11'7" x 8'6" (3.53m x 2.59m)

With radiator, built-in wardrobe and double glazed window to the front elevation.

#### BEDROOM 2

9'3" x 8'6" (2.82m x 2.59m)

With radiator, built-in wardrobe and double glazed window to the rear elevation.

#### BEDROOM 3

8'3" x 6'4" (2.51m x 1.93m)

With radiator, built-in wardrobe and double glazed window to the front elevation.

#### FAMILY BATHROOM

6'3" x 6'1" (1.91m x 1.85m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and electric Triton shower over. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Part tiled walls, radiator, extractor fan, shaver point and obscure double glazed window to the rear elevation.

#### INTEGRAL SINGLE GARAGE

17'10" x 8'6" (5.44m x 2.59m)

Equipped with power and light. Up and over door and side entrance door provides access to the rear garden.

#### OUTBUILDING

16'2" x 6'6" (4.93m x 1.98m)

Equipped with power and light. Three windows and double doors to the front elevation.

#### COUNCIL TAX

Bolsover District Council - Band C.

## **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.





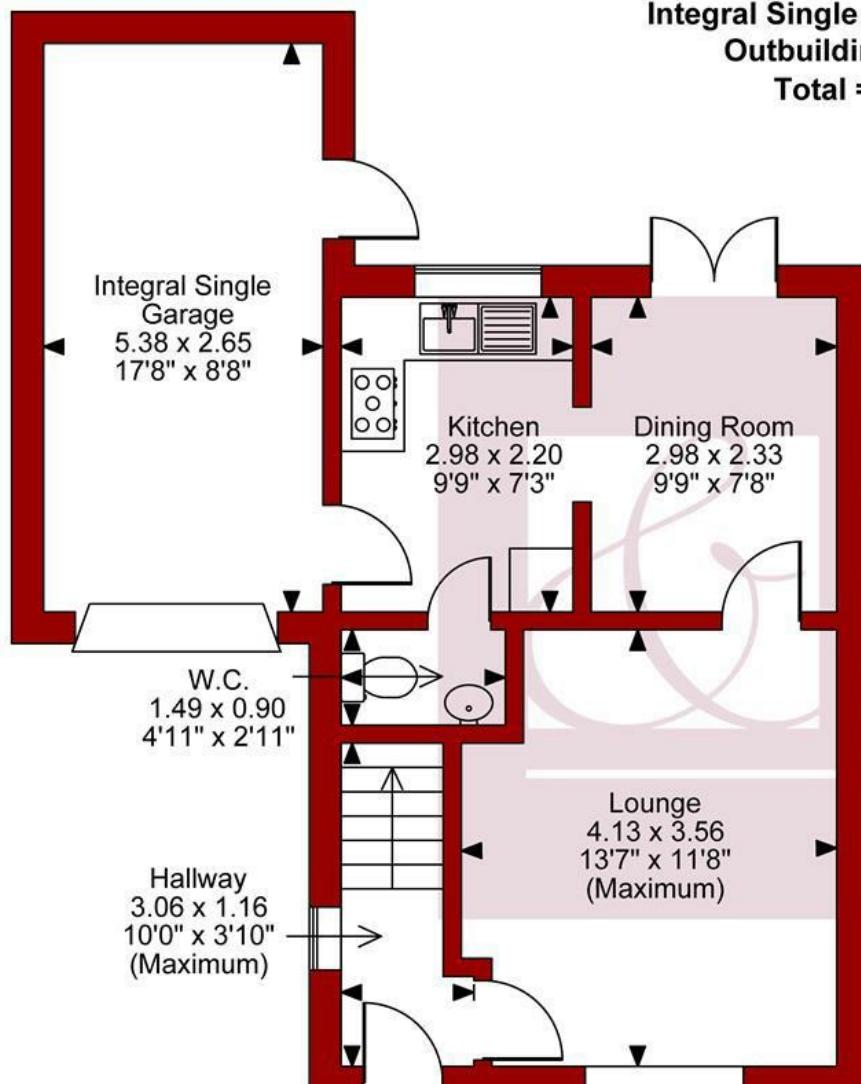




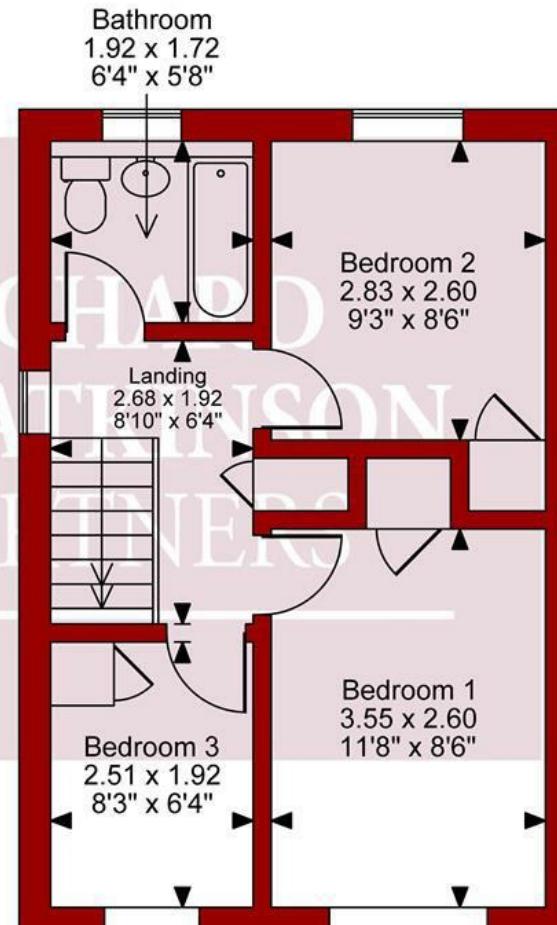




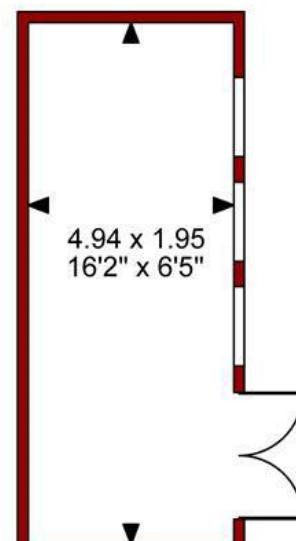
**Lavender Close, Shirebrook**  
**Approximate Gross Internal Area**  
**Main House = 68 SQ M/730 SQ FT**  
**Integral Single Garage = 14 SQ M/153 SQ FT**  
**Outbuilding = 10 SQ M/104 SQ FT**  
**Total = 92 SQ M/987 SQ FT**



**Ground Floor**



**First Floor**



**Outbuilding**

**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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