



5 New Linden Street, Shirebrook, Mansfield,  
Derbyshire, NG20 8TJ

Offers Over £145,000

Tel: 01623 626990

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

- Traditional Semi Detached House
- Immaculate Condition Throughout
- Bay Fronted Lounge & Kitchen/Diner
- Block Paved Driveway & Single Garage
- Landscaped Front & Rear Gardens
- Modernised & Improved
- Two Double Bedrooms
- Kitchen with Integrated Appliances
- South Facing Rear Garden
- No Upward Chain

A traditional two bedroom semi detached house presented in immaculate condition throughout, offered to the market with the benefit of no upward chain. The property has been modernised and improved to a high standard which includes neutral decor and flooring, a modern bathroom with fully tiled walls, and a kitchen/diner with integrated appliances.

The accommodation comprises an entrance hall, bay fronted lounge and kitchen/diner with French doors leading out onto the south facing rear garden. The first floor landing leads to two double bedrooms and a bathroom. The property has gas central heating (combi boiler) and UPVC double glazing.

Externally, there is a gravel front garden adjacent to a block paved driveway which leads to a single garage. The block paving continues in front of the property and a gate and pathway to the side of the garage leads to the rear garden. To the rear of the property, there is a beautifully well maintained, south facing garden with painted hardstanding patio, additional seating area, a well kept lawn, and raised borders with plants and shrubs.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

With laminate floor and stairs leading to the first floor landing.

### LOUNGE

13'11" into bay x 10'10" (4.24m into bay x 3.30m)

With laminate floor, radiator, double glazed bay window to the front elevation and understairs storage cupboard with light point housing the electricity meter and fuse box.

### KITCHEN/DINER

13'11" x 9'11" (4.24m x 3.02m)

A modern fitted kitchen in high gloss white cabinets comprising wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated appliances include an electric oven, four electric hob and stainless steel extractor hood above. Further integrated appliances include a fridge, freezer, dishwasher and washing machine. Modern tiled splashbacks, laminate floor, radiator, double glazed window and French doors to the rear elevation.

### FIRST FLOOR LANDING

With loft hatch and obscure double glazed window to the side elevation.

### BEDROOM 1

10'11" x 10'11" (3.33m x 3.33m)

A good sized double bedroom, having built-in storage cupboards with shelving and separate fitted wardrobes with double hanging rails. Radiator and double glazed window to the front elevation.

### BEDROOM 2

12'1" x 7'9" (3.68m x 2.36m)

Having a built-in storage cupboard and separate airing cupboard housing the combi boiler. Radiator and double glazed window to the rear elevation.

### BATHROOM

9'0" x 5'9" (2.74m x 1.75m)

Having a modern three piece white suite with chrome fittings comprising a P-shaped panelled bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Fully tiled walls, vinyl floor p, radiator, four ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

### OUTSIDE

New Linden Street is in an established and popular location with low maintenance landscaped gardens to the front and rear. There is a fenced and walled frontage with gravel front garden adjacent to a block paved driveway which leads to a single garage. The block paving continues in front of the property and a gate and pathway to the side of the garage leads to the rear garden. To the rear of the property, there is a beautifully well maintained, south facing garden with painted hardstanding patio, additional seating area, a well kept lawn, raised borders with plants and shrubs, and a water tap.

### SINGLE GARAGE

19'8" x 8'1" (5.99m x 2.46m)

Equipped with power and light. Up and over door. Rear door giving access to the garden.

### 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.

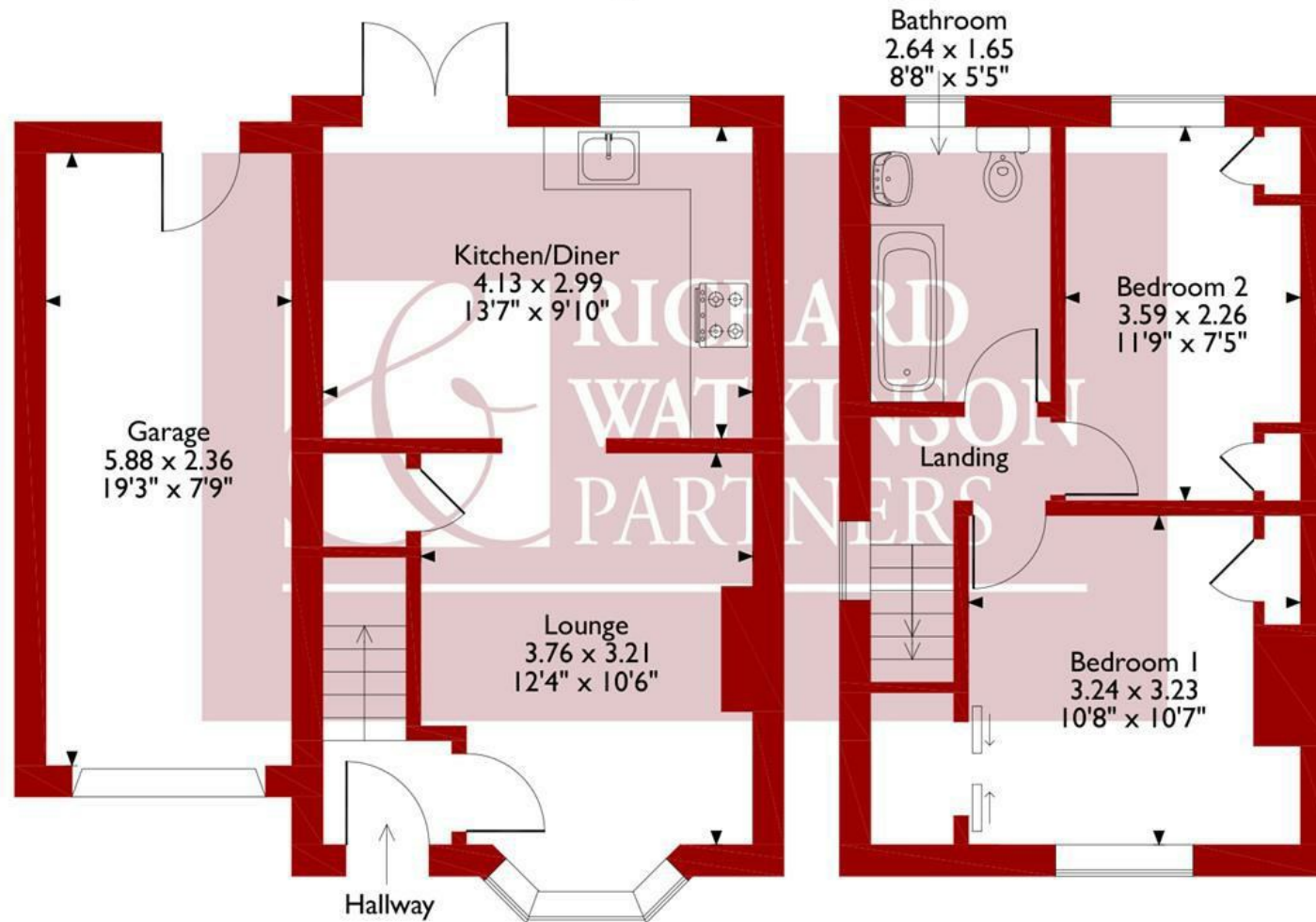








New Linden Street, Shirebrook  
Approximate Gross Internal Area  
Main House - 57 SQ M / 613 SQ FT  
Garage - 14 SQ M / 151 SQ FT  
Total - 71 SQ M / 764 SQ FT



**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(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 firm's 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



**RICS**



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Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)

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