



7 New Linden Street, Shirebrook, Derbyshire,  
NG20 8TJ

Offers Over £125,000  
Tel: 01623 626990

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

- Traditional Semi Detached House
- Two Bedrooms
- Kitchen with Integrated Appliances
- UPVC Double Glazing
- South West Facing Rear Garden
- Good Condition Throughout
- Lounge & Kitchen
- Gas Central Heating (Combi Boiler)
- Modern Bathroom Suite
- Driveway & Low Maintenance Gardens

A traditional two bedroom semi detached house with gas central heating (combi boiler), UPVC double glazing, and low maintenance front and rear gardens. The property is presented in good condition throughout and is offered to the market with the benefit of no upward chain.

The ground floor accommodation comprises an entrance hall, bay fronted lounge and a kitchen with integrated appliances and French doors leading out onto the south west facing rear garden. The first floor landing leads to two bedrooms and a modern bathroom suite.

The property has a gravel front garden adjacent to a driveway. There is a gate leading to the side of the property which houses a large shed and a block paved path leads to the rear garden. The rear garden includes artificial turf, a patio and a low retaining brick wall boundary with raised flowerbeds and external lighting.

Overall, this property represents an ideal opportunity for first time buyers, investors or professional couples looking for a good quality home within easy reach of Shirebrook's amenities.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### **ENTRANCE HALL**

With radiator and stairs to the first floor landing.

#### **LOUNGE**

14'1" into bay x 10'10" (4.29m into bay x 3.30m)

With radiator, understairs storage cupboard with light point and shelving housing the electricity meter and consumer unit. Double glazed window to the front elevation.

#### **KITCHEN**

14'1" x 10'2" (4.29m x 3.10m)

Having wall mounted cupboards with under lighting, base units and drawers with work surfaces over. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated electric oven, four ring electric hob, stainless steel splashback and stainless steel extractor hood above. Integrated fridge and freezer. Tiled floor, radiator, wall mounted television included in the sale, double glazed windows to the side and rear elevations and French doors leading out onto the south west facing rear garden.

#### **FIRST FLOOR LANDING**

With loft hatch leading to an insulated loft. Double glazed window to the side elevation.

#### **BEDROOM 1**

14'0" into alcove x 11'0" (4.27m into alcove x 3.35m)  
With radiator and double glazed window to the front elevation.

#### **BEDROOM 2**

11'11" x 7'9" (3.63m x 2.36m)  
With cupboard housing the Vaillant gas central heating combi boiler. Radiator and double glazed window to the rear elevation.

#### **BATHROOM**

8'10" x 5'10" (2.69m x 1.78m)

Having modern 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. Tiled floor, fully tiled walls. Wall mounted storage cupboard with mirror fronted door, heated towel rail and obscure double glazed window to the rear elevation.

#### **OUTSIDE**

The property stands behind a fenced frontage with a low maintenance gravel front garden adjacent to a driveway. There is a gate leading to the side of the property which houses a large shed and a block paved path leads to the rear garden which benefits from a south west facing aspect. The rear garden is low maintenance with artificial turf and a patio. Beyond here there is a low retaining brick wall boundary with raised flowerbeds. There are external lighting and a power point.

#### **SHED**

16'0" x 4'3" (4.88m x 1.30m)

With double doors and a window to the side.

#### **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.

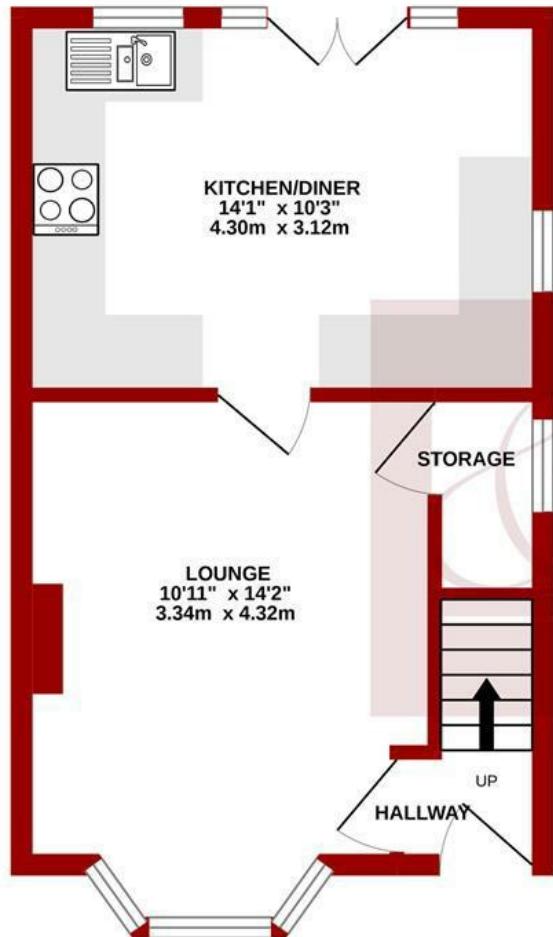




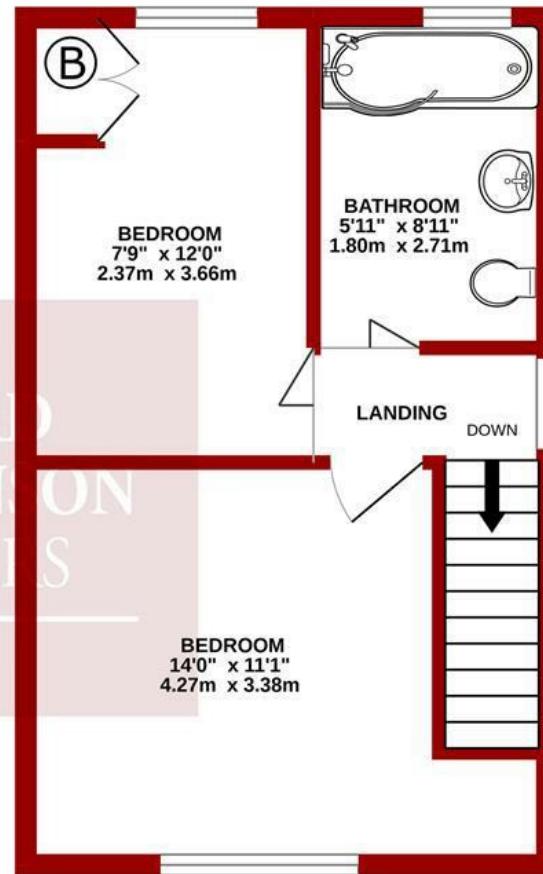




GROUND FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



1ST FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



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TOTAL FLOOR AREA: 668 sq.ft. (62.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C		65
(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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