



**27 Lambley Avenue, Mansfield,  
Nottinghamshire, NG18 3JR**

**No Chain £185,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- Excellent Scope & Potential
- Lounge & Separate Dining Room
- Well Maintained Front & Rear Gardens
- Cul-De-Sac Position
- Three Bedrooms
- Gas Fired Central Heating (Back Boiler)
- Downstairs WC
- Driveway & Detached Single Garage
- Popular Suburban Location

A three bedroom semi detached house offering excellent scope and potential for updating and modernisation to suit individual tastes. The property is positioned towards the end of a cul-de-sac in a popular suburban area off Little Barn Lane.

The property has been in the same family name for some 60 years. The layout of accommodation comprises an entrance porch, entrance hall, lounge, dining room, kitchen with pantry, side entrance lobby and a downstairs WC. The first floor landing leads to three bedrooms, a bathroom and a separate WC. The property has UPVC double glazing and gas fired central heating (back boiler).

### OUTSIDE

The property occupies a pleasant position towards the end of a cul-de-sac set back behind a low walled frontage. The front garden is laid to gravel surrounded by raised beds with plants and shrubs. A driveway to the side leads beyond the house to a detached single garage to the rear. To the rear of the property, there is a well maintained garden with a paved patio, two lawn sections, gravel borders and paths. There is a greenhouse and further borders with plants and shrubs.

AN OBSCURE UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE PORCH

5'10" x 1'4" (1.78m x 0.41m)

With tiled floor and connecting door through to the:

### ENTRANCE HALL

10'7" x 5'11" (3.23m x 1.80m)

With radiator and stairs to the first floor landing.

### LOUNGE

13'6" x 11'7" (4.11m x 3.53m)

Having a gas fire with back boiler, radiator and double glazed window to the front elevation.

### DINING ROOM

10'1" x 8'3" (3.07m x 2.51m)

With radiator and double glazed window to the rear elevation.

### KITCHEN

10'1" x 8'2" (3.07m x 2.49m)

Having built-in cupboards, base units, work surfaces and an inset 1 1/2 bowl stainless steel sink with drainer. Tiled splashbacks. Space for a cooker, plumbing for a washing machine and space for a fridge and freezer. Double glazed window to the rear elevation.

### PANTRY

3'10" x 2'4" (1.17m x 0.71m)

With ample shelving, obscure double glazed window to the rear elevation and housing the gas meter, electricity meter and consumer unit.

### SIDE ENTRANCE LOBBY

2'11" x 2'5" (0.89m x 0.74m)

With UPVC side entrance door.

### DOWNSTAIRS WC

3'8" x 2'5" (1.12m x 0.74m)

Having a low flush WC, laminate floor and obscure double glazed window to the side elevation.

### FIRST FLOOR GALLERIED LANDING

8'5" x 6'6" (2.57m x 1.98m)

With double glazed window to the side elevation and airing cupboard housing the hot water cylinder.

### BEDROOM 1

11'6" x 10'7" (3.51m x 3.23m)

With radiator, coving to ceiling and double glazed window to the front elevation.

### BEDROOM 2

10'7" x 10'2" (3.23m x 3.10m)

With radiator, coving to ceiling and double glazed window to the rear elevation.

### BEDROOM 3

9'0" x 7'6" (2.74m x 2.29m)

Having fitted wardrobes with shelving and sliding fronted doors. Radiator and double glazed window to the front elevation.

### FAMILY BATHROOM

6'2" x 5'5" (1.88m x 1.65m)

Having a two piece suite comprising a panelled bath with electric shower over. Pedestal wash hand basin. Tiled walls, radiator and obscure double glazed window to the rear elevation.

### SEPARATE WC

5'5" x 2'4" (1.65m x 0.71m)

Having a WC, tiled floor, tiled walls, two ceiling spotlights and obscure double glazed window to the rear elevation.

### **DETACHED SINGLE GARAGE**

19'7" x 8'3" (5.97m x 2.51m)

With up and over door, UPVC window to the side elevation and rear door.

### **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.

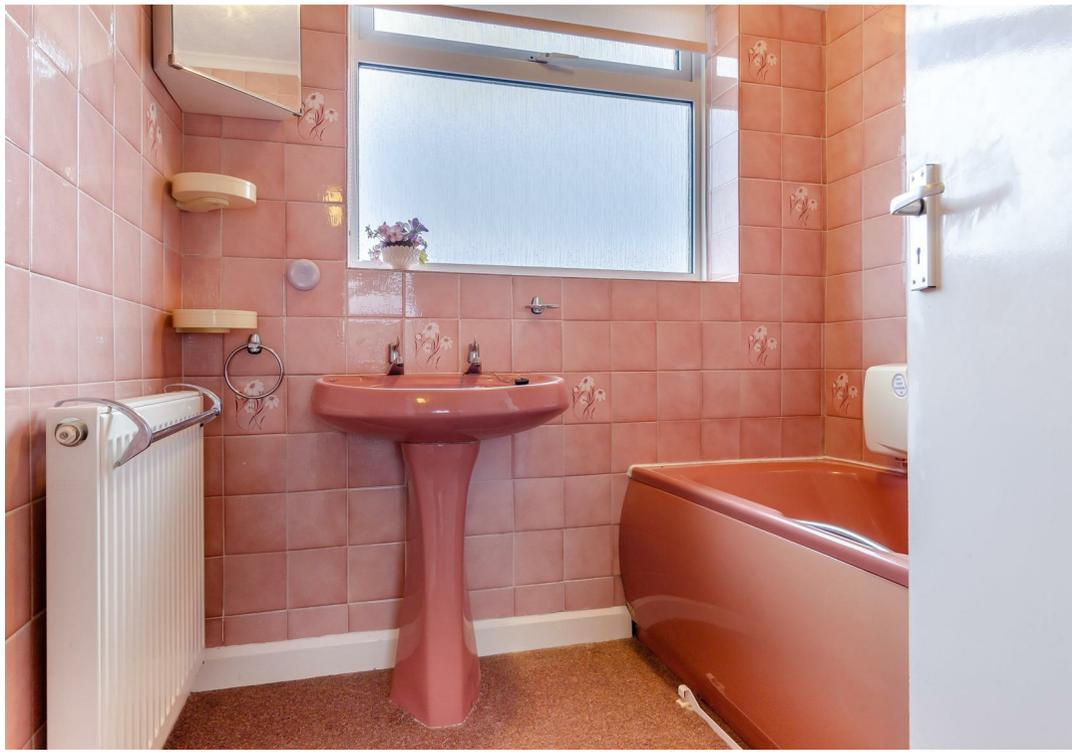
### **FIXTURES & FITTINGS**

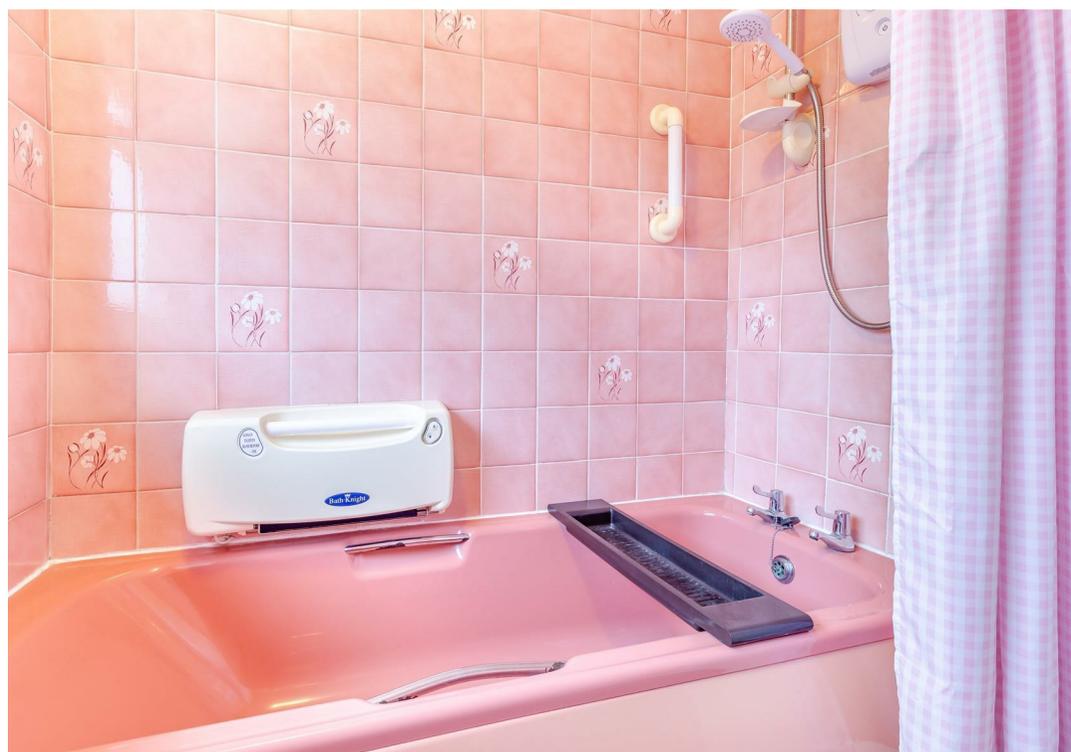
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.



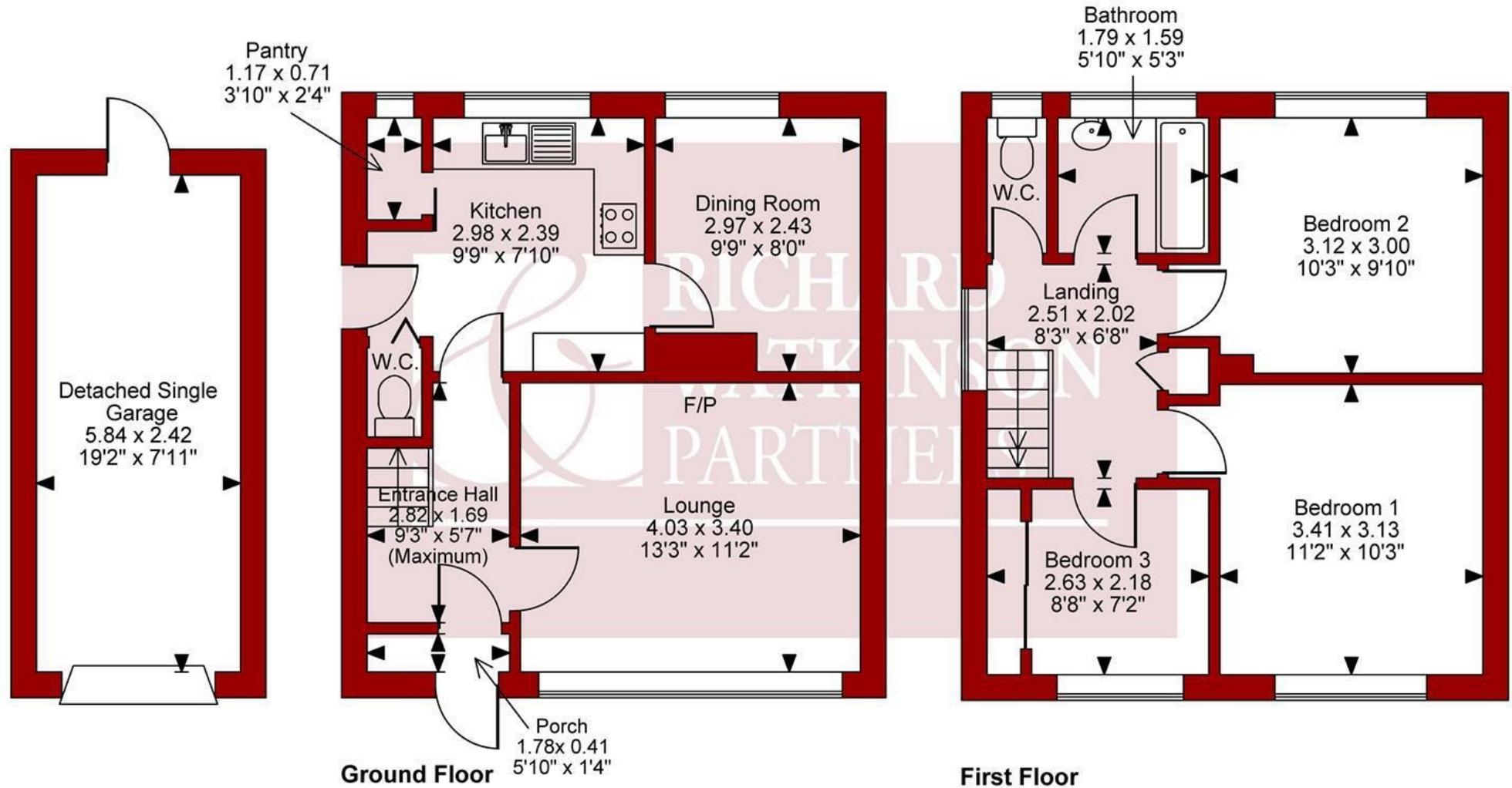








**Lambley Avenue, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 76 SQ M / 820 SQ FT**  
**Detached Single Garage = 14 SQ M / 152 SQ FT**  
**Total = 90 SQ M / 972 SQ FT**



**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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		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



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