



**33 Berry Hill Lane, Mansfield,  
Nottinghamshire, NG18 4BH**

**Offers In The Region Of £240,000**  
**Tel: 01623 626990**

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

- Traditional Semi Detached House
- Large Open Plan Lounge/Dining Room
- Bathroom with Bath & Separate Shower
- Driveway & Large Rear Garden
- Walking Distance to Facilities
- Three Bedrooms
- Modern Kitchen
- Basement Conversion
- Popular Suburban Location
- Viewing Highly Recommended

A traditional three bedroom semi detached house in a popular suburban location off Nottingham Road within walking distance to excellent local facilities and High Oakham Primary School.

The property is presented in excellent condition throughout and benefits from gas central heating and UPVC double glazing. The property provides a good sized layout of family living accommodation extending to approximately 1,186 sq ft and includes a basement conversion.

The ground floor provides an entrance hall, a modern fitted kitchen and a large, open plan lounge/dining room with access to the rear garden. Returning to the hallway, stairs lead down to the basement which provides a hallway area leading to a snug/games room with radiator. The first floor landing leads to three bedrooms and a modern family bathroom with a bath and separate shower.

#### OUTSIDE

Externally, the house stands back behind a low walled frontage with a hardstanding driveway and lawn. A gate to the side of the property leads to a pathway round to the rear garden. To the rear of the property, there is a large garden featuring a raised paved patio with steps leading down to a lower level lawn with central pathway leading to a decked patio at the end of the garden.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

#### ENTRANCE HALL

15'0" x 5'11" (4.57m x 1.80m)

With laminate floor, radiator, ceiling spotlights, stairs to the first floor landing and stairs leading down to the basement.

#### OPEN PLAN LOUNGE/DINING ROOM

25'11" into bay x 11'11" (7.90m into bay x 3.63m)

A large, open plan living space with laminate flooring throughout, two radiators, picture rail, feature fire surround to the lounge area, double glazed bay window to the front elevation and patio door leading out onto the rear patio.

#### KITCHEN

17'0" x 8'1" max (5.18m x 2.46m max)

Having a range of modern, high gloss cabinets comprising wall cupboards, base units and drawers complemented by wood effect work surfaces. Inset 1 ½ bowl stainless steel sink

with drainer and mixer tap and tiled splashbacks. Integrated single electric oven, four ring gas hob and stainless steel extractor hood above. Space for a fridge/freezer and space and plumbing for both a dishwasher and washing machine. Laminate floor, ceiling spotlights and double glazed window to the rear elevation.

#### BASEMENT

#### HALLWAY

10'1" max x 5'7" (3.07m max x 1.70m)

With laminate floor.

#### SNUG/GAMES ROOM

11'7" x 10'2" (3.53m x 3.10m)

With radiator and laminate floor.

#### FIRST FLOOR LANDING

With three ceiling spotlights, loft hatch and obscure double glazed window to the side elevation.

#### BEDROOM 1

13'2" x 12'0" (4.01m x 3.66m)

A good sized double bedroom with radiator, picture rail, cast iron fireplace, painted panelled wall feature and double glazed window to the rear elevation.

#### BEDROOM 2

11'6" x 10'11" (3.51m x 3.33m)

A second double bedroom with radiator, picture rail and double glazed window to the front elevation.

#### BEDROOM 3

7'5" x 6'5" (2.26m x 1.96m)

With radiator, painted panelled wall feature and double glazed window to the front elevation.

#### BATHROOM

9'2" x 5'11" (2.79m x 1.80m)

Having a modern four piece white suite comprising a tiled inset bath with mixer tap. Separate tiled shower cubicle. Vanity unit with inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Part tiled walls, chrome heated towel rail, extractor fan and obscure double glazed window to the rear elevation.

#### 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 07817-283-521.

#### TENURE DETAILS

The property is freehold with vacant possession upon completion.

## **SERVICES DETAILS**

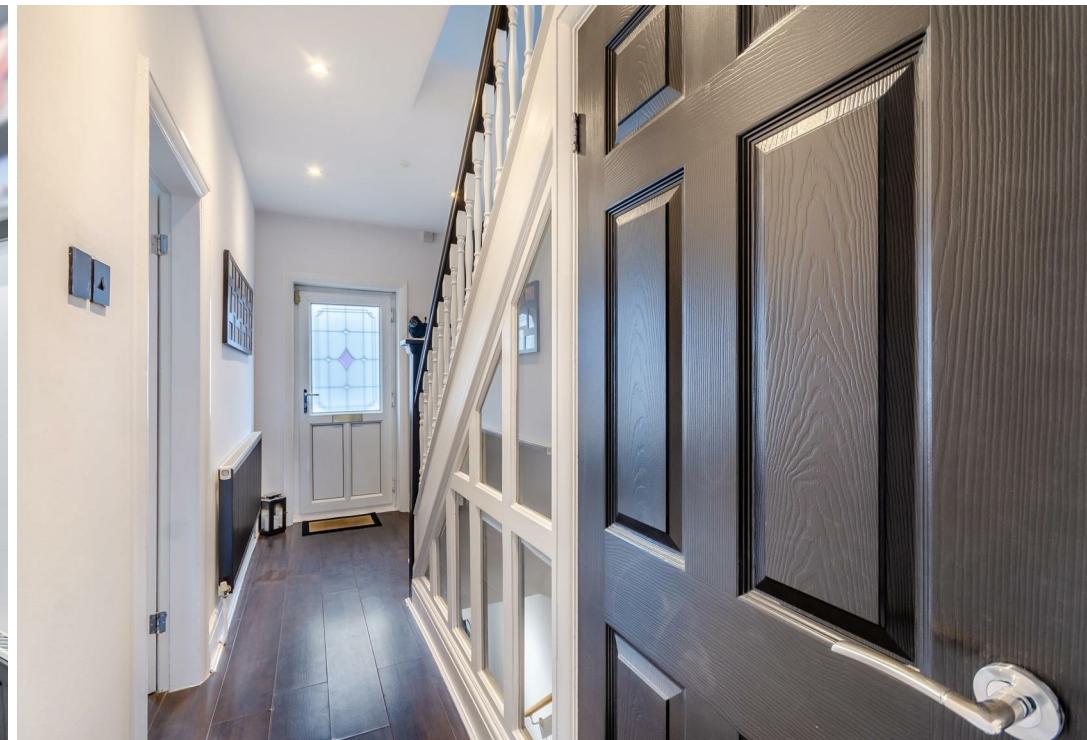
All mains services are connected.

## **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**

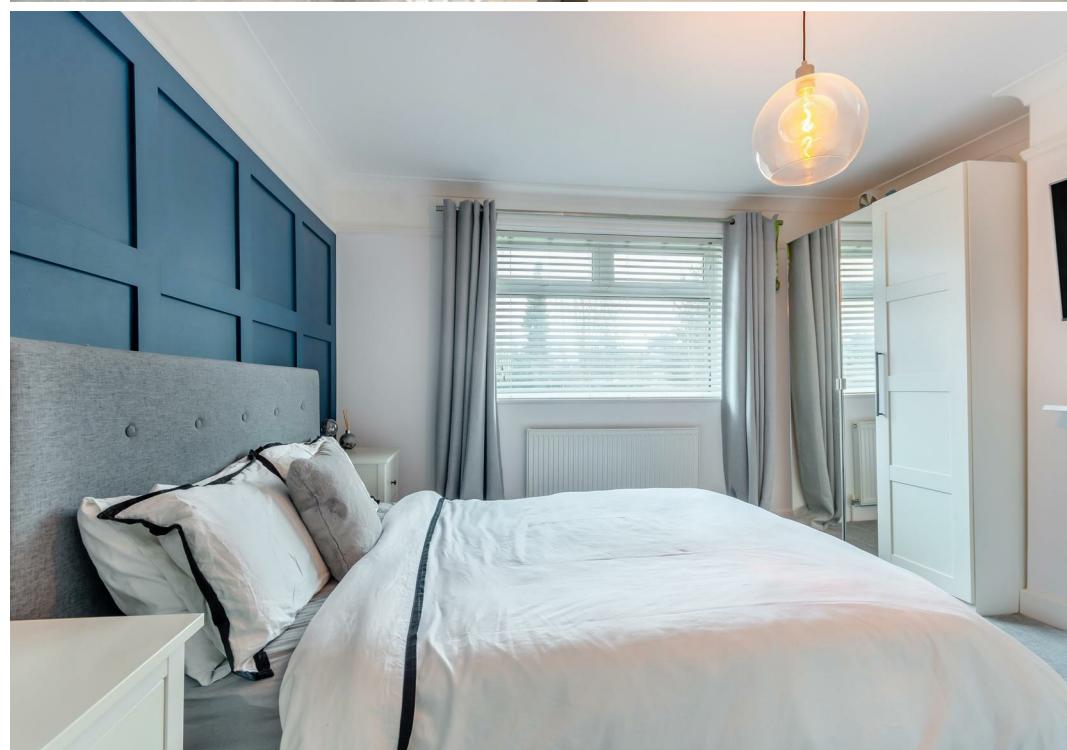
Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









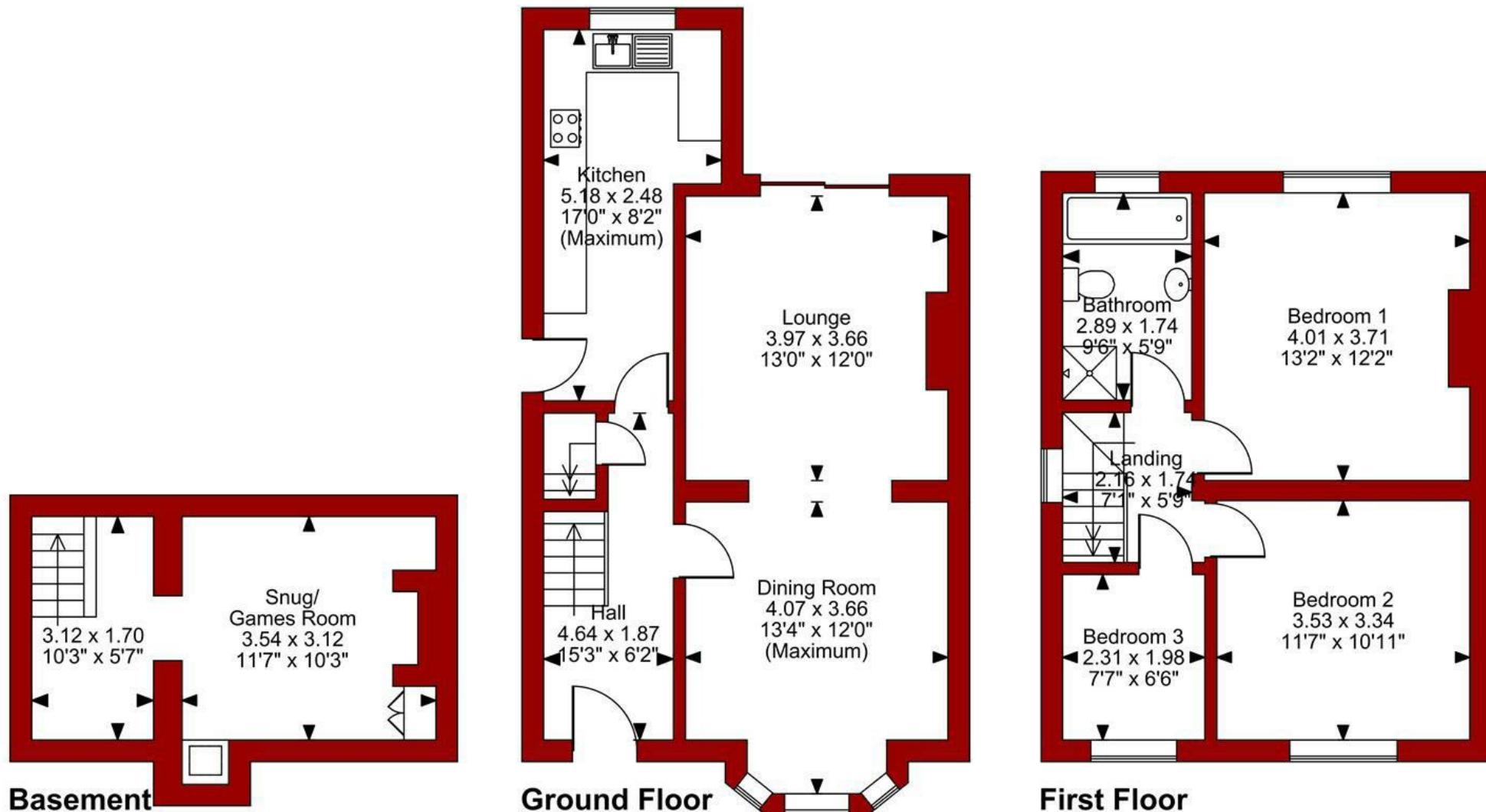








**Berry Hill Lane, Mansfield**  
Approximate Gross Internal Area  
110 SQ M/1186 SQ FT



**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)	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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