



**The Gables, Mansfield Road, Warsop,
Mansfield, Nottinghamshire, NG20 0EG**

No Chain £395,000

Tel: 01623 626990

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

- Detached Family House
- Four Good Sized Bedrooms
- Kitchen/Breakfast Room
- Utility/Shower Room & Downstairs WC
- Driveway & Integral Single Garage
- Considerable Potential
- Two Reception Rooms
- Gas Central Heating
- Large Plot (0.18 Acres)
- Opposite Open Countryside

A double bay fronted, four bedroom detached family house built in the 1950s and owned by the existing family since the 1960s. The Gables offers considerable scope and potential for improvement and extension (subject to planning), positioned on Mansfield Road with open front views across adjacent countryside.

The living accommodation with gas central heating and UPVC double glazing comprises an entrance hall, lounge, dining room, inner hallway, kitchen/breakfast room, utility/shower room and a separate WC. The first floor galleried landing leads to four good sized bedrooms and a family bathroom.

OUTSIDE

The Gables is set back from Mansfield Road behind an established hedgerow boundary frontage offering good screening from the road. The property stands in the middle of a large plot extending to circa 0.18 of an acre (750m²) with a driveway and integral single garage with an adjoining store. There are mature gardens to all sides of the property, mainly laid to lawn with a range of mature shrubs, plants and trees.

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

ENTRANCE HALL

11'5" x 5'9" (3.48m x 1.75m)

With radiator, coving to ceiling and stairs to the first floor landing.

LOUNGE

14'11" into bay x 11'10" (4.55m into bay x 3.61m)

Having a marble fireplace with inset coal effect gas fire. Radiator, coving to ceiling and double glazed bay window to the front elevation.

DINING ROOM

14'7" into bay x 11'9" (4.45m into bay x 3.58m)

Having a tiled fireplace with inset gas fire (no longer in working order). Radiator, coving to ceiling and double glazed bay window to the front elevation.

INNER HALLWAY

18'1" x 2'10" (5.51m x 0.86m)

Obscure UPVC side entrance door. Coving to ceiling.

KITCHEN/BREAKFAST ROOM

18'6" max x 10'6" (5.64m max x 3.20m)

Having wall cupboards, base units and drawers with work surfaces above. Inset stainless steel sink with double drainer. Integrated single oven, four ring gas hob and extractor hood above. Wall mounted Worcester Bosch central heating boiler and radiator. Window to the rear elevation, French doors leading out onto the rear garden and connecting door to the garage.

SHOWER ROOM/UTILITY

8'2" x 7'0" (2.49m x 2.13m)

Having a tiled shower with electric shower. Base units, work surfaces and an inset stainless steel sink with drainer. Plumbing for a washing machine, radiator, tiled floor, tiled walls and double glazed window to the rear elevation.

SEPARATE WC

7'0" x 2'9" (2.13m x 0.84m)

Having a low flush WC. Tiled walls and obscure double glazed window to the rear elevation.

FIRST FLOOR GALLERIED LANDING

15'8" x 5'10" (4.78m x 1.78m)

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

BEDROOM 1

15'3" into bay x 11'10" into wardrobes (4.65m into bay x 3.61m into wardrobes)

Having fitted wardrobes with hanging rails and shelving. Radiator and double glazed bay window to the front elevation.

BEDROOM 2

15'3" x 11'10" (4.65m x 3.61m)

Having fitted wardrobes with hanging rails and shelving plus overhead storage cupboards. Radiator and double glazed bay window to the front elevation.

BEDROOM 3

11'11" x 10'5" (3.63m x 3.18m)

Having fitted wardrobes with hanging rails and shelving and overhead storage cupboards and adjacent airing cupboard housing the hot water cylinder. Radiator and double glazed window to the rear elevation.

BEDROOM 4

10'6" x 8'3" (3.20m x 2.51m)

With radiator and double glazed windows to the side and rear elevations.

FAMILY BATHROOM

9'4" x 7'0" (2.84m x 2.13m)

Having a panelled bath. Pedestal wash hand basin. Low flush WC. Radiator, part tiled walls and two obscure double glazed windows to the rear elevation.

INTEGRAL SINGLE GARAGE

15'0" x 8'11" (4.57m x 2.72m)

Equipped with power and light. Electricity meter and consumer unit. Obscure double glazed window to the side elevation, centre opening doors, door at the end to the adjoining store and connecting door through to the kitchen.

ADJOINING STORE

8'10" x 2'8" (2.69m x 0.81m)

With obscure double glazed windowpane 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 zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

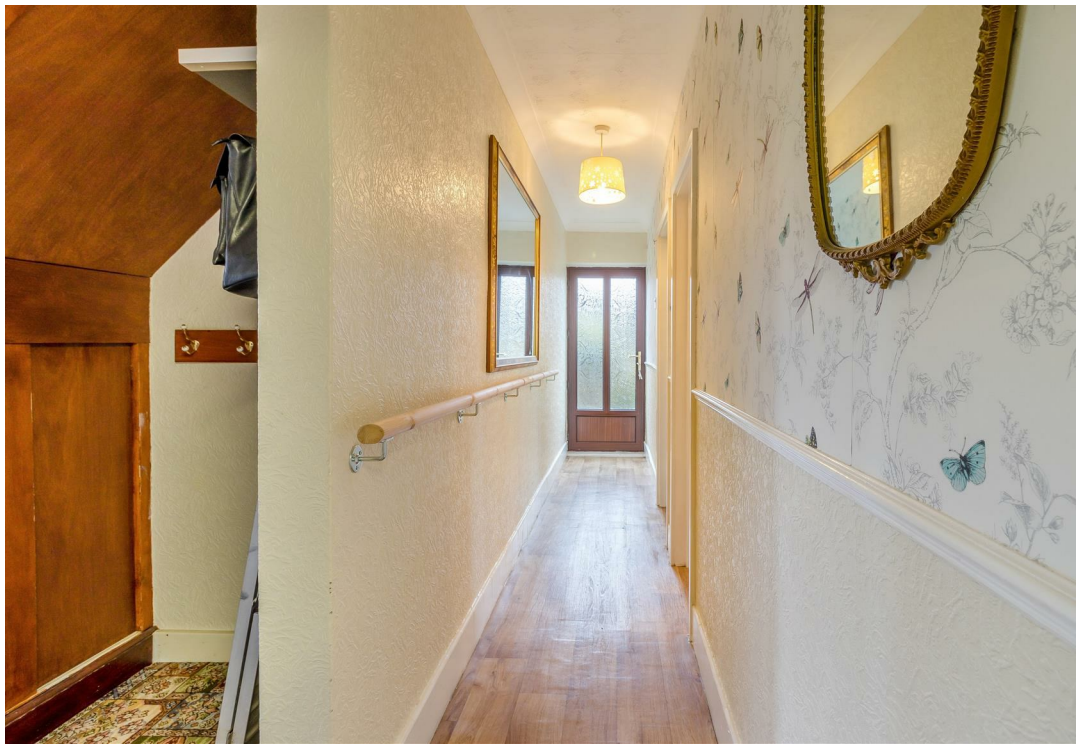
All mains services are connected.

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.





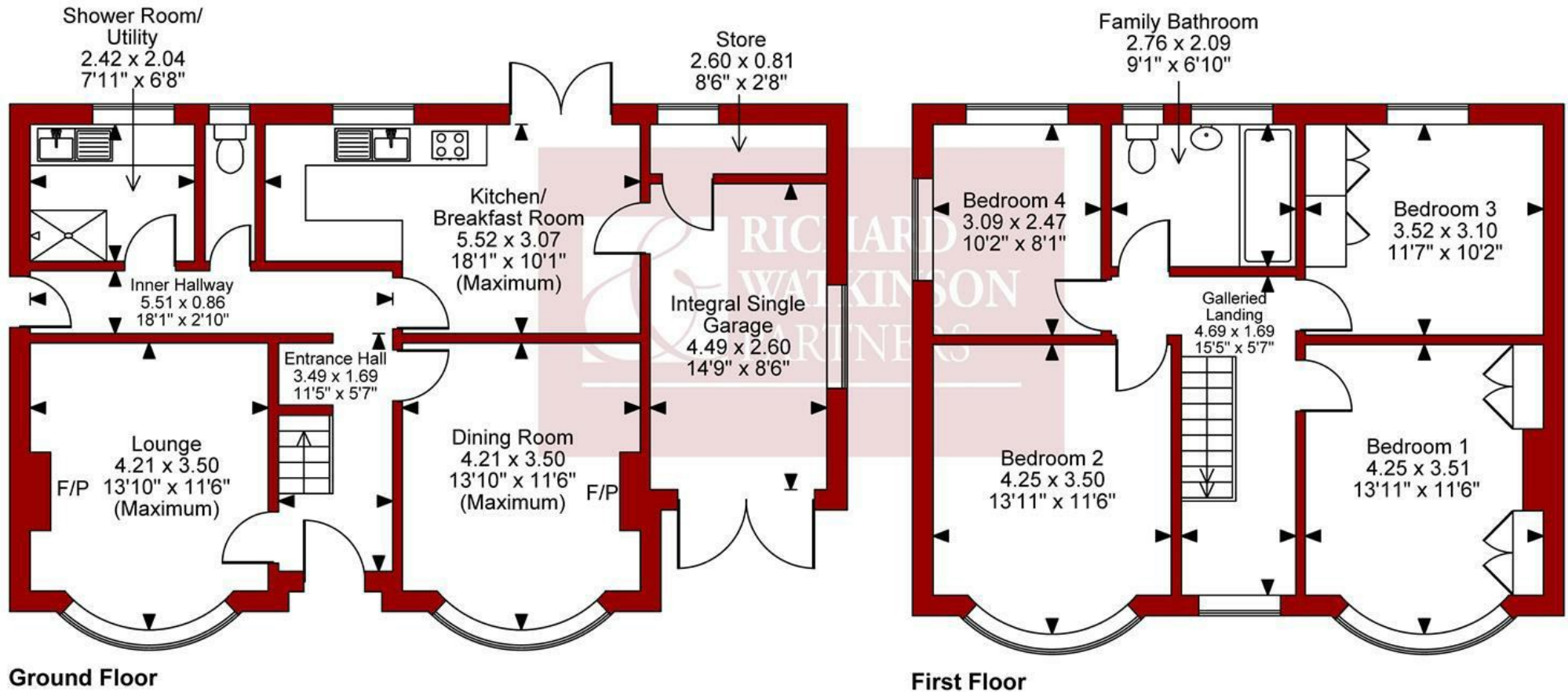








Mansfield Road, Warsop
Approximate Gross Internal Area
Main House = 126 SQ M/1355 SQ FT
Integral Single Garage & Adjoining Store = 14 SQ M/150 SQ FT
Total = 140 SQ M/1505 SQ FT



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		
	65	80
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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



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