





2a Top Sandy Lane, Warsop

OFFERS OVER £240,000 NO UPWARD CHAIN Freehold

THREE BEDROOM DETACHED ELEVATED BUNGALOW ON GOOD SIZED PLOT• GENEROUS LOUNGE AND FITTED KITCHEN • NO UPWARD CHAIN, EPC RATING: D • THIRD BEDROOM CAN BE AN ADDITIONAL RECEPTION ROOM WITH ACCESS TO THE GOOD SIZED REAR GARDEN • VIEWING ESSENTIAL • WELL EQUIPPED SHOWER ROOM • DRIVEWAY PROVIDING OFF ROAD PARKING • SITUATED CLOSE TO LOCAL AMENITIES

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John Sankey

50 YEARS











Entrance Hall
A welcoming entrance hall that guides you through the home, seamlessly opening into the lounge to create a bright and spacious feel. The space includes a central heating radiator and power points.

Lounge
13' 11" x 11' 6" (4.24m x 3.51m)
A generous and inviting lounge featuring a UPVC double glazed window overlooking the front of the property, filling the room with natural light. The room benefits from a feature fireplace with a gas fire, a central heating radiator, TV point and power points throughout.

Kitchen
12' 1" x 7' 5" (3.69m x 2.26m)
A fitted kitchen offering a range of wall and base units housing a sink and providing space for additional appliances. The kitchen benefits from a gas supply, tiled splashbacks for ease of maintenance, an abundance of storage, power points throughout, a central heating radiator, a UPVC double glazed window and a side entrance door providing access to the rear garden.

Bedroom No 1
11' 3" x 8' 1" (3.42m x 2.46m)
A generous double bedroom featuring an abundance of fitted wardrobes and storage space. The room also includes a UPVC double glazed window overlooking the rear garden, a central heating radiator and power points.

Bedroom No 2
10' 10" x 6' 10" (3.31m x 2.08m)
A well proportioned second bedroom featuring a UPVC double glazed window allowing plenty of natural light, along with a central heating radiator and power points.

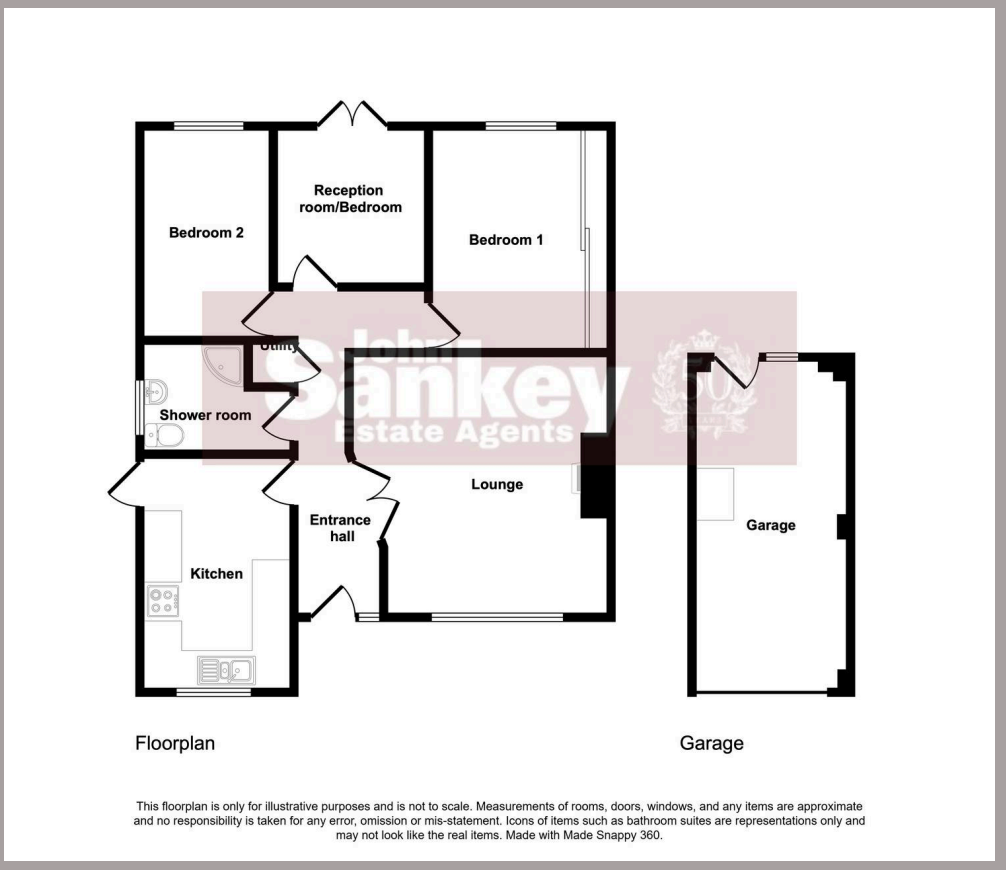
Bedroom 3/2nd reception room
7' 11" x 7' 6" (2.42m x 2.28m)
A versatile room ideal as a third bedroom sitting room or TV room, with UPVC double glazed French doors opening onto the good sized rear garden, creating a seamless connection between indoor and outdoor living. The room also benefits from a central heating radiator, TV point and power points.

Shower room
A modern shower room comprising a low flush WC, pedestal sink and walk-in mains-fed shower. The room also features tiled walls for ease of maintenance, a heated towel rail and a UPVC double glazed window.

Garage
17' 3" x 7' 11" (5.26m x 2.41m)
A practical addition to the home, the garage features an up-and-over door and provides excellent storage or workshop space. Accessible from both the front and rear of the property, it benefits from a window allowing natural light, power points throughout and an abundance of space for storage, tools or outdoor equipment.

Outside
Set back from the road, the front of the property offers a low-maintenance outdoor space with a driveway providing off-road parking and access to the garage. A garden area featuring mature shrubs adds character and kerb appeal, while a secure side gate provides convenient access to the good sized rear garden and the rest of the outside spaces. A peaceful and relaxing outdoor space, the rear garden features a patio area ideal for outdoor relaxing and entertaining. The remainder of the garden is mainly laid to lawn and bordered by mature plants and shrubs, creating a private and characterful setting.

Additional information
Tenure: Freehold Council tax band: B
Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. No onward chain.



*****GUIDE PRICE £250,000-£260,000*****VIEWING IS ESSENTIAL TO APPRECIATE this well maintained detached bungalow offers comfortable and versatile accommodation throughout, making it an excellent choice for those looking to downsize or enjoy the convenience of single level living. Combining spacious interiors with attractive outdoor space, the property is perfectly suited to a range of buyers seeking a peaceful and practical home.
Key features include a generous lounge with feature fireplace, a fitted kitchen with ample storage, three bedrooms, the third bedroom can be a versatile reception room with French doors to the garden, a modern shower room and a practical garage offering excellent storage or workshop space. Externally, the property benefits from off-road parking, a low-maintenance frontage and a private rear garden with patio and lawned areas ideal for relaxing and entertaining.

Offering a fantastic balance of space, comfort and practicality, this charming bungalow presents a wonderful opportunity for those seeking an easy to maintain home with flexible living accommodation.



