



EDLIN & JARVIS  
ESTATE AGENTS



28 Burns Lane

Warsop, Mansfield, NG20 0PB

Asking Price £260,000



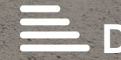
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## 28 Burns Lane

Warsop, Mansfield, NG20 0PB

**\*\*STUNNINGLY BEAUTIFUL\*\*** - Edlin & Jarvis are delighted to bring this fabulous, modern family property to the market. This three-bedroom detached home, proudly positioned on a spacious corner plot, has it all. As soon as you step inside you can appreciate the mix of traditional and modern living. As you walk through into the Lounge, focus your eyes on the multi-fuel log burner surrounded by a Victorian-style fire surround, a bay window that floods the room full of light. The kitchen/diner is equally as impressive - the current vendors have recently renovated the kitchen into an ultra-modern space to be wowed by, complete with grey gloss wall & base units, bay window, open fire, integrated appliances, and a central island perfect for entertaining guests. Whether you choose to entertain in the huge kitchen/diner or the 18ft long conservatory you will not be disappointed. Downstairs WC and hallway.

Bi-folding doors lead out onto a slate-tiled wrap-around patio area, raised planter beds full to the brim of beautiful mature bedding plants, a turfed lawn area, and parking for two vehicles at the rear of the property.

Heading upstairs you will find three double bedrooms, two of which have a cast iron fireplace, the bathroom is a crisp white suite with an overhead rainfall shower. The beautiful landing area is light and airy with a stunning drop chandelier. To be included in the sale is a 'Home link' CCTV system, covering the front and rear of the property.

Council tax band - D

### Lounge

12'11" x 11'6" (3.95 x 3.52)





**Kitchen / dining Room**  
18'8" x 15'5" (5.7 x 4.7)

**Landing**

**Conservatory**  
10'11" x 18'8" (3.34 x 5.70)

**Master Bedroom**  
13'6" x 12'11" (4.12 x 3.96)

**Bedroom 2**  
12'5" x 10'7" (3.79 x 3.24)

**Bedroom 3**  
9'1" x 7'3" (2.78 x 2.21)

**Downstairs WC**

**Outside**

**Bathroom**

**Warsop Village**



## Floor Plan



## Viewing

Please contact our Sales Office on 01636 555043 if you wish to arrange a viewing appointment for this property or require further information.

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.

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## Area Map



## Energy Efficiency Graph

