



Cottage Close,  
Blidworth, Mansfield  
NG21 0QE

**Offers Over £750,000**  
**Freehold**



Welcome to Cottage Lane...

Robert Ellis estate agents are delighted to present to the market this three-bedroom, detached bungalow situated in Blidworth, Mansfield. The property requires a program of improvement works whilst the Paddock land at the rear offers excellent potential to develop approximately 0.7 hectares.

Upon entry, you are greeted by the entrance porch that leads into an entrance hallway, this in turn leads to the open plan living/dining Kitchen. Off the hallway we have three bedrooms and a bathroom. The bathroom and Kitchen have both been removed ready for renovation works.

To the front and side of the property is a driveway with minimal maintenance front garden and an attached brick-built garage. This flows round to the rear garden which offers a patio area, further driveway, and garden. The paddock land is located to the side and rear and side elevation.

Located in a semi-rural area, this is a stone's throw away from local walks, the black bull bistro, and the local amenities.

The plot itself does offer the potential to split the paddock land and bungalow to create a further development, subject to relevant planning permission approvals. For further information regarding this, please contact the office on 0115 648 5485.

Previous planning application reference - 20/02114/OUTM

Link

<https://publicaccess.newark-sherwooddc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QJ5XILLB08700>



### Entrance hallway

Porch to the front elevation with UPVC double glazed entrance door and fixed double glazed panel to the side, tiled flooring, with internal glazed door leading to inner entrance hallway.

### Entrance hall

Ceiling light point, loft access hatch with panelled doors leading off through to:

### Bedroom 1

12'8 x 8'10 (3.86m x 2.69m)

Two UPVC double glazed windows to the front elevation and ceiling light point.

### Bedroom 2

13'01 x 9'01 (3.99m x 2.77m)

UPVC double glazed window to the rear elevation and ceiling light point.

### Bedroom 3

9'01 x 7'03 (2.77m x 2.21m)

UPVC double glazed window to the front elevation, ceiling light point and coving to the ceiling.

### Bathroom

9'05 x 6'02 (2.87m x 1.88m)

UPVC double glazed window to the rear elevation, recessed spotlights to the ceiling with plumbing insitu for the bathroom suite.

### Open plan living dining kitchen

19'04 x 22'3 (max measurements) (5.89m x 6.78m (max measurements))

With UPVC double glazed sectional window to the front and rear elevations, UPVC double glazed door and window overlooking the conservatory, space and plumbing in situ for the kitchen with recessed spotlights to the ceiling, opening for fire place, ready for development.

### Conservatory

6'04 x 6'09 (1.93m x 2.06m)

UPVC double glazed windows to the side and rear elevations, brick built dwarf wall, tiling to the floor, electric point and plumbing for washing machine.

### Outside

The property sits at the head of a private cul-de-sac with driveway to the side elevation, gated access to paddock at rear with additional drive to the rear of the property leading through to extended with up and over door, light and power.

### Integral garage

20'7 x 13'10 (6.27m x 4.22m)

This large garage/workshop benefits from having an up and over door to the rear elevation leading out to rear driveway, light, power and electric door opener.

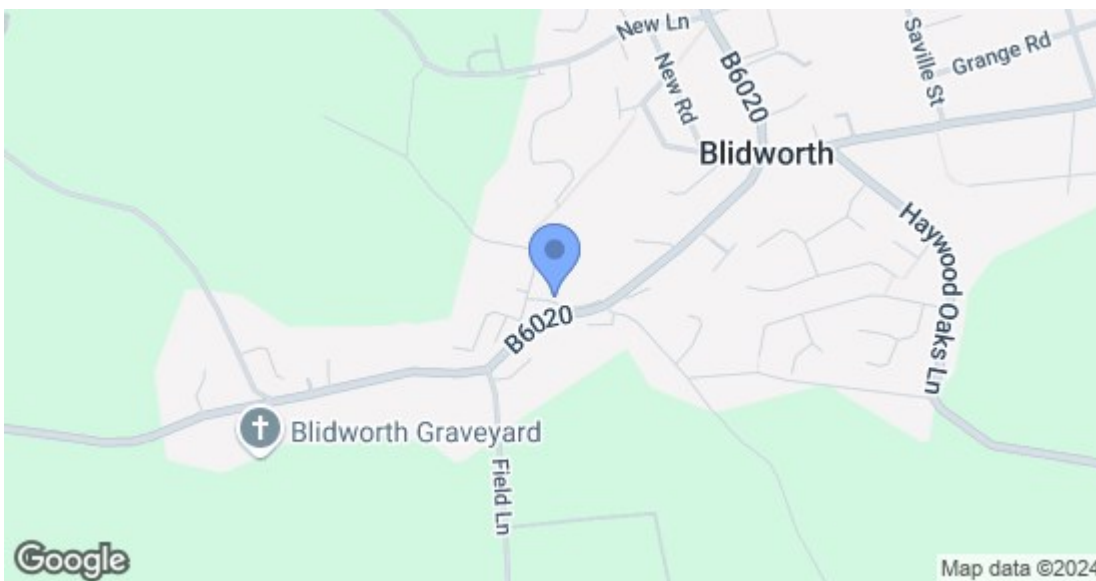
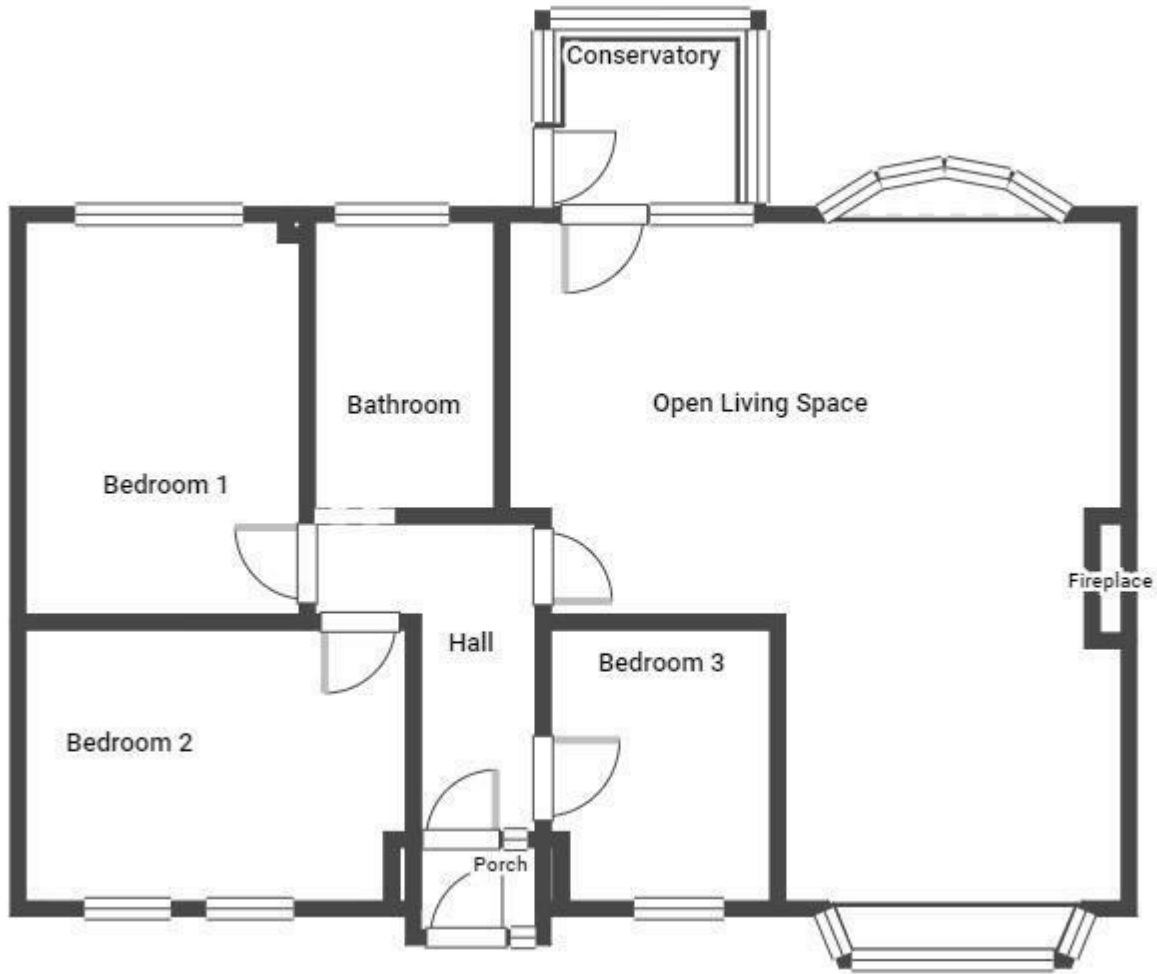
### Outside

The property sits on a good sized plot located at the head of a private drive with paddock to the rear elevation offering potential scope for further development, driveway to the side and rear allowing ample off the road vehicle hard standing with additional gardens to the front and side elevations, outside security lighting, outside power. Selling with the benefit of no upward chain.

### Council Tax

Council Tax band C - Newark & Sherwood District Council. To be confirmed by the purchasers solicitor.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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) 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.