



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	(1-10)
B	(11-15)
C	(16-20)
D	(21-25)
E	(26-30)
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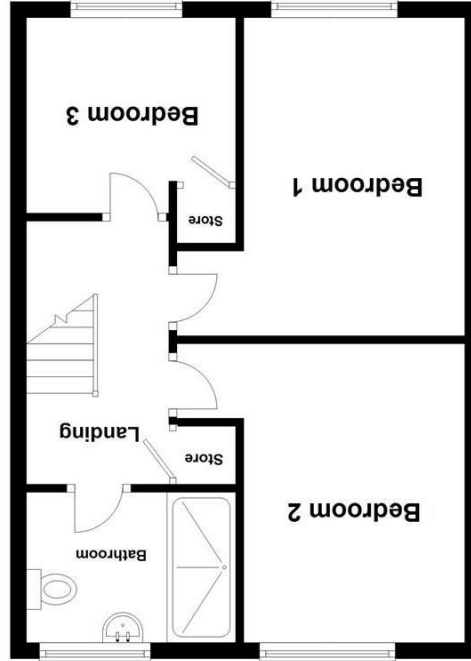


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
 Email: lettings@johnsankey.com www.johnsankey.com

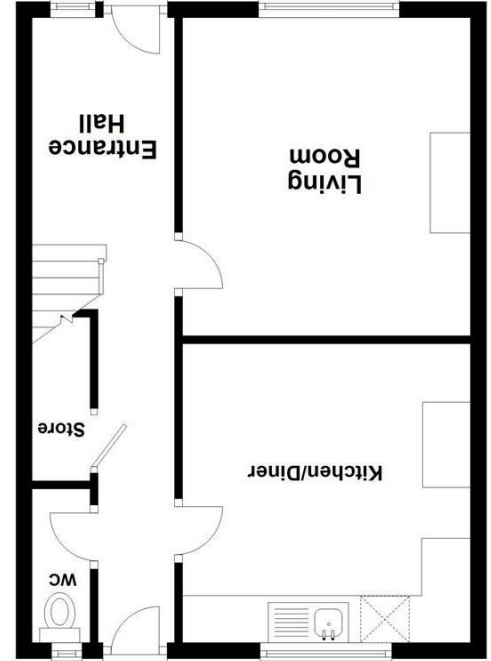


**John Sankey**  
 Estate Agents

Total area: approx. 85.7 sq. metres (922.5 sq. feet)  
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
 Plan produced using PlanUp.



First Floor  
 Approx. 42.5 sq. metres (457.7 sq. feet)



Ground Floor  
 Approx. 43.2 sq. metres (464.8 sq. feet)



17 Flintham Court, Mansfield, Notts, NG18 4NB  
 £130,000

**John Sankey**  
 Estate Agents



# Flintham Court

## Mansfield

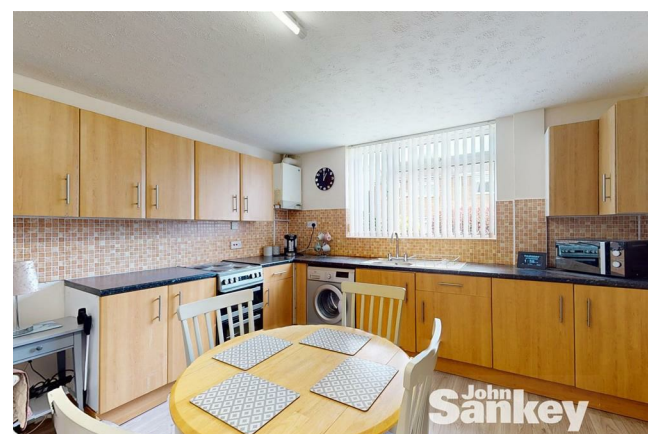
Introducing this fantastic opportunity to purchase a three-bedroom mid-terraced house, offered with NO UPWARD CHAIN, making it an ideal choice for both first-time buyers and investors alike. Step inside to discover a well-maintained and presented interior, starting with the welcoming entrance hall leading to the convenient downstairs WC. The ground floor also features a spacious living room and a bright dining kitchen, offering ample space for relaxation and entertaining.

Heading upstairs, you'll find three bedrooms, providing comfortable accommodation for the whole family or guests. Completing the first floor is a shower room, adding convenience to daily routines. Outside, the property boasts a garage located to the rear. The lovely rear garden offers a private outdoor retreat, perfect for enjoying outdoor activities or simply unwinding after a long day.

This property presents an excellent opportunity to step onto the property ladder or expand your investment portfolio. Early viewing is highly recommended to avoid disappointment. Don't miss out on the chance to make this house your new home.

### How To Find The Property

Take the Southwell Road A6191 out of Mansfield and continue straight ahead through several sets of traffic lights, past fitta part and the oak tree pub and continue past the car garages and linneys on your right. At the next set of lights take a right turn into Bellamy Road and take the first exit from the roundabout. Take the first right turn into Finningly Road. Flitham Court is then accessed via a foot path on the left hand side and the property is clearly marketed by one of our signboards.



### Entrance Hall

The entrance hall welcomes you with UPVC doors at both the front and rear of the property, providing convenient access. A spacious cupboard beneath the stairs offers ample storage space. The stairs rise to the first floor, additionally there is a central heating radiator. Internal doors lead to the lounge, kitchen, and downstairs WC.

### Downstairs WC

The downstairs WC offers convenience, particularly for families with young children. It features a low flush WC and a UPVC double-glazed window to the front aspect, providing natural light.

### Living Room

The living room is generously sized in our opinion, providing an ideal space for relaxation. It features a central heating radiator, TV and power points, and a UPVC double-glazed window to the rear aspect, offering natural light.

### Dining Kitchen

The kitchen offers a range of wall and base units, along with a sink and drainer unit. A freestanding oven with a four ring electric hob will be included in the property sale, along with the washing machine and fridge, providing added convenience, especially for first-time buyers. The kitchen also includes a central heating radiator, UPVC double-glazed window to the front aspect, and ample space to dine comfortably, accommodating at least four people.

### First Floor

#### Bedroom No 1

A double bedroom with a UPVC double glazed window to the rear aspect, central heating radiator and power points.

#### Bedroom No 2

A UPVC double glazed window over looks the front elevation and offer laminate flooring, central heating radiator and power points.

#### Bedroom No 3

UPVC double glazed window to the rear, a cupboard space offer storage and could create an ideal wardrobe space, central heating radiator and power points.

### Bathroom

The bathroom features a low-flush WC, a vanity sink unit with a mixer tap, and an electric shower with a fitted glazed screen, offering convenience and functionality. The walls feature wet wall boarding, providing a modern and easy-to-clean surface. Additionally, there is a UPVC double-glazed window to the front aspect, allowing natural light to illuminate the space. Additionally there is a heated towel rail.

### Outside

At the front of the property, there is a lawn frontage, providing a welcoming entrance and adding to the curb appeal. A path leads to the main entrance door, offering convenient access to the home.

Moving to the rear garden, you'll find a small lawn area bordered with shrubs, creating a pleasant outdoor space. Additionally, there is a concrete patio area, perfect for outdoor seating and relaxation during warmer months. The patio provides an ideal spot for enjoying outdoor meals or entertaining guests. Furthermore, there is an outhouse in the garden, offering valuable storage space for garden tools and equipment. Access to the garage is available from the rear garden, providing convenience for storing additional belongings.

### Garage

A well proportioned brick built space with up & over door and a dog legged area to the rear of the garage creating further space and potential for a work bench area.

### Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

