

# HoldenCopley

PREPARE TO BE MOVED

Manthorpe Crescent, Sherwood, Nottinghamshire NG5 4EF

---

£260,000

Manthorpe Crescent, Sherwood, Nottinghamshire NG5 4EF

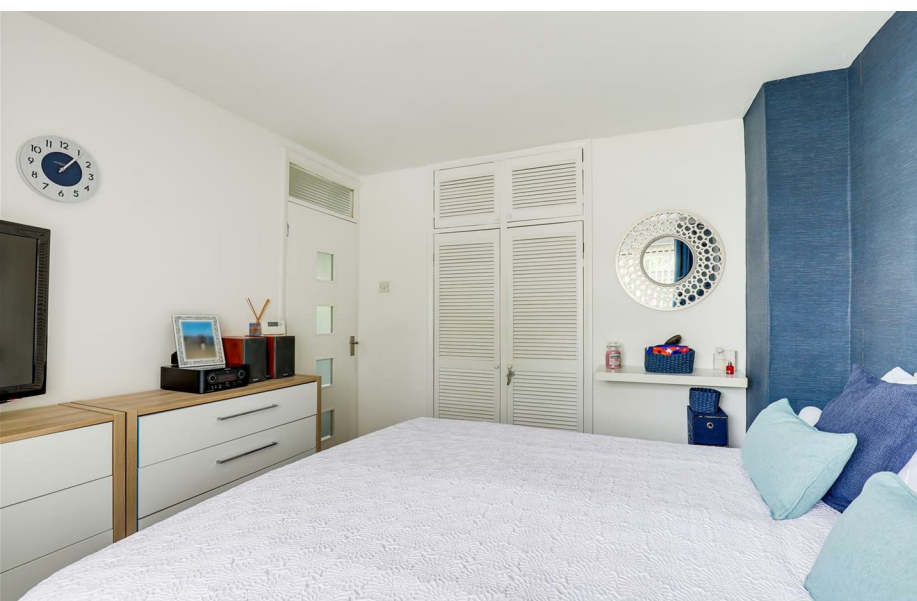


## WELL-PRESENTED THROUGHOUT...

Welcome to this well-presented three-bedroom semi-detached house, situated in a popular location close to local amenities, including shops, eateries, schools, and excellent commuting links. Upon entering, you are greeted by a welcoming hallway that provides access to a bright and spacious reception room, perfect for relaxing and entertaining. The modern kitchen diner is designed to cater to all your culinary needs and offers ample space for dining. Off the kitchen diner, you'll find a conservatory, ideal for additional living space or a sunlit retreat. The upper level features two double bedrooms with in-built wardrobes, providing ample storage space and a single bedroom. A three-piece bathroom suite offers comfort and convenience for the whole family. Outside, the front of the property boasts a driveway providing off-road parking, access to the garage, and a garden area with decorative stones and greenery. The rear garden is south-facing, featuring a patio seating area perfect for outdoor dining, steps leading up to an additional patio area, a well-maintained lawn, and a variety of plants and shrubs, creating a perfect space to enjoy the outdoors.

## MUST BE VIEWED





- Semi-Detached House
- Three Bedrooms
- Reception Room
- Modern Kitchen Diner
- Conservatory
- Three-Piece Bathroom Suite
- Driveway & Garage
- South-Facing Rear Garden
- Popular Location
- Must Be Viewed





## GROUND FLOOR

### Entrance Hall

14'3" x 5'11" (4.36m x 1.81m)

The entrance hall has carpeted flooring, a radiator, two full-height UPVC double-glazed obscure windows to the front elevation and a single UPVC door providing access into the accommodation.

### Living Room

16'8" x 10'5" (5.09m x 3.20m)

The living room has carpeted flooring, a radiator, ceiling coving, a feature fireplace with a decorative surround and a UPVC double-glazed window to the front elevation.

### Kitchen

8'2" x 17'3" (2.51m x 5.27m)

The kitchen has a range of fitted base and wall units with worktops, a composite sink and a half with a drainer and a mixer tap, an integrated gas hob, oven, washing machine & extractor fan, partially tiled walls, an in-built storage cupboard, a vertical radiator, tiled flooring, a UPVC double-glazed window to the rear elevation, a single UPVC door providing access to the rear garden and sliding patio doors providing access to the conservatory.

### Conservatory

8'7" x 8'10" (2.64m x 2.71m)

The conservatory has tiled flooring, a polycarbonate roof, UPVC double-glazed window surround and double French doors opening out to the rear garden.

## FIRST FLOOR

### Landing

7'8" x 10'4" (2.34m x 3.16m)

The landing has carpeted flooring, a UPVC double-glazed window to the side elevation, access to the first floor accommodation and access to the boarded loft with courtesy lighting via a dropdown ladder.

### Master Bedroom

10'2" x 10'5" (3.12m x 3.20m)

The main bedroom has carpeted flooring, a radiator, in-built wardrobes and a UPVC double-glazed window to the front elevation.

### Bedroom Two

8'11" x 10'5" (2.72m x 3.18m)

The second bedroom has carpeted flooring, a radiator, an in-built wardrobe and a UPVC double-glazed window to the rear elevation.

### Bedroom Three

6'11" x 6'5" (2.13m x 1.98m)

The third bedroom has carpeted flooring, a radiator and a UPVC double-glazed window to the front elevation.

### Bathroom

7'6" x 5'5" (2.31m x 1.66m)

The bathroom has a low level dual flush W/C, a pedestal wash basin, a panelled bath with an electric shower fixture, tiled walls, recessed spotlights, tiled flooring and two UPVC double-glazed obscure windows to the rear elevation.

## OUTSIDE

### Front

To the front of the property is a driveway providing off-road parking, access to the garage, gated access to the rear garden and a garden area with decorative stones and shrubs.

### Rear

To the rear of the property is an enclosed south-facing garden with a paved patio area, steps leading up to an additional paved patio area, a lawn, a shed, a range of plants and shrubs and fence panelling boundary.

## ADDITIONAL INFORMATION

Electricity – Mains Supply

Water – Mains Supply

Heating – Gas Central Heating – Connected to Mains Supply

Septic Tank – No

Broadband – Virgin Media, Openreach

Broadband Speed - Ultrafast Broadband available with the highest download speed at 1000Mbps & Highest upload speed at 100Mbps

Phone Signal – Good coverage of Voice, 3G, 4G & 5G

Sewage – Mains Supply

Flood Risk – No flooding in the past 5 years - The government website this is a medium risk flood area.

Flood Defenses – No

Non-Standard Construction – No

Any Legal Restrictions – No

Other Material Issues – No

## DISCLAIMER

Council Tax Band Rating - Nottingham City Council - Band B

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

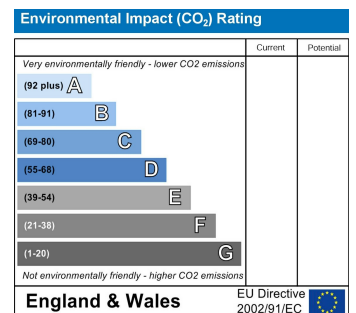
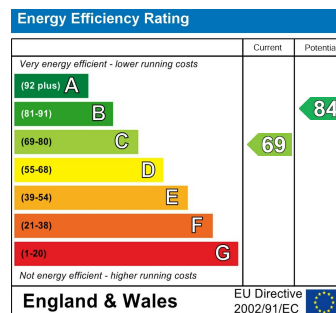
The vendor has advised the following:

Property Tenure is Freehold

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

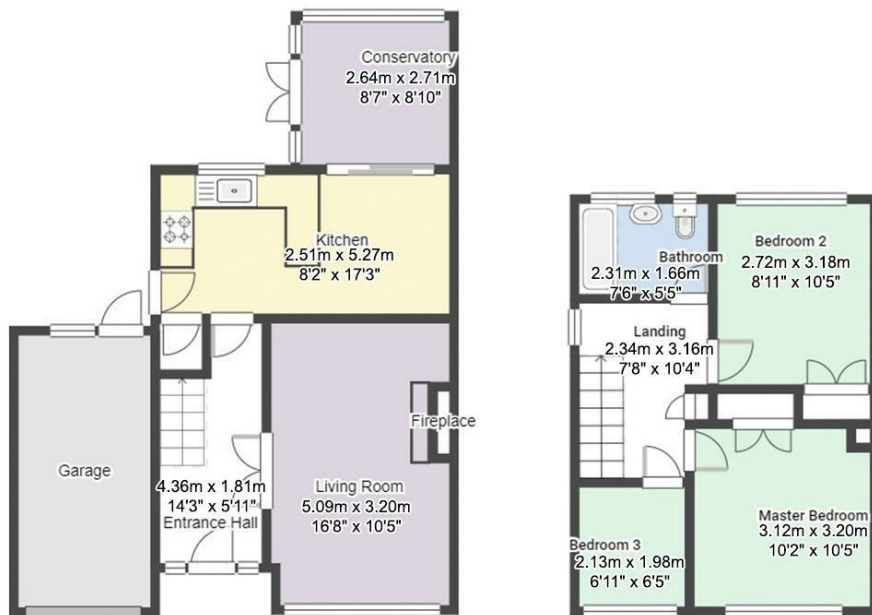
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



# Manthorpe Crescent, Sherwood, Nottinghamshire NG5 4EF

**HoldenCopley**  
PREPARE TO BE MOVED



FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.  
© HoldenCopley

**0115 8969 800**

26 High Street, Arnold, Nottinghamshire, NG5 7DZ

[info@holdencopley.co.uk](mailto:info@holdencopley.co.uk)

[www.holdencopley.co.uk](http://www.holdencopley.co.uk)

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.