



£825 PCM

6 LOXLEY DRIVE | MANSFIELD | NG18 4FB

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ESTATE AGENTS

This well presented two bedroomed semi detached is worth a closer look, with a great garden to the rear and the benefit of off street parking, this should be at the top of your list to view.

This lovely home features a neutral and contemporary decor throughout which should appeal to most. Located in this convenient location with good access routes leading into the town centre and local amenities as well as the A60 and A38, making this an ideal home for any commuters. The well maintained accommodation includes a front porch which leads into the reception room. Just off from here is the kitchen/diner, having ample space for a dining table and chairs. Access to the pleasant rear garden can also be gained from the kitchen via the patio door for convenience. The first floor hosts the two well proportioned bedrooms and a bathroom. The bathroom is fitted with a well appointed suite in white.

Don't miss out on this gem! Call now to book viewing!!!





Entrance Porch

Leading to;

Lounge 13'11" x 10'3"

Stairs to first floor with understairs storage, window to front elevation and central heating radiator.

Kitchen/Diner 9'3" x 12'8"

Fitted with wall and base units, drainer sink unit, gas cooker with hob and extra over, space for washing machine and upright fridge freezer. Patio doors to rear elevation.

Landing

Doors to;

Master Bedroom 9'9" x 9'9"

Benefitting from fitted wardrobes, built in storage cupboard, window to front elevation and central heating radiator.

Bathroom

Modern white suite comprising of panelled bath with shower over, low flush WC, pedestal wash basin, chrome ladder radiator and opaque window to side elevation.

Bedroom Two 6'7" x 12'8"

Window to rear elevation and central heating radiator.

Outside

Driveway to front of the garden leading leading to single detached garage. Rear garden has slab patio area and is laid to lawn.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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