



Offers Over £299,000

MANSFIELD ROAD | CLIPSTONE VILLAGE | MANSFIELD | NG21 9AB

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ESTATE AGENTS

CREATE YOUR NEXT CHAPTER!...This three bedroom detached house is located in the heart of Clipstone, offering great access to a wealth of local amenities such as handy shops, primary and secondary schools and local parks. This home boasts potential and with the right scope and vision this home could be perfect for you!

This spacious ground floor offers a fantastic opportunity to create a great family home. It features a welcoming living room, a functional kitchen, a separate dining room, and a bright conservatory. The living room features a large bay window, allowing a flood of light to flow through, creating that cosy atmosphere to relax and unwind. The kitchen area comes complete with units and cabinets with space for appliances. Both the living and dining room host a feature fireplace, giving the property that touch of character. The layout of this property offers plenty of potential to become a comfortable and stylish home. Lets take a look upstairs...

Heading to the first floor, you'll discover three spacious and versatile bedrooms, providing ample space to add your homely furnishings. The family bathroom is just off the landing and is complete with a neutral four piece suite, including a walk in shower.

To the rear of the property, you will find a generously sized well-maintained lawn with surrounding shrubbery and mature trees providing that additional privacy. The garden is a perfect place to socialise with family and friends during those summer months! To the front of the property you will find a large driveway creating ample off-road parking. The front of the property has an amazing kerb appeal with its mature trees and decorative shrubs. Adjacent to the property is an additional piece of land owned by the coal authority and previously rented by the former owners on a lease agreement which is transferable on the sale of property if the buyer wishes to do so. Call today to book a viewing and/or gain further information!





Entrance Hall

With carpeted flooring, stairs leading to the first floor and a window to side elevation. Doors provide access into;

Living Room 11'4" x 11'4"

Laid with wooden flooring, bay window to front elevation and a feature fireplace.

Kitchen 9'1" x 14'2"

Complete with a range of matching units with ample worktop space, with an inset sink and drainer. The kitchen has integrated appliances such as an eye level oven and benefits from space for your other appliances. Windows to rear elevation and a door to the side elevation, providing access to the rear garden.

Dining Room 11'7" x 14'2"

With carpeted flooring and a feature fireplace. Windows to front and rear elevation, as well as double doors leading through to the conservatory.

Conservatory 8'4" x 11'8"

With surrounding windows and doors to the rear elevation.

Landing

Doors provide access into;

Bedroom One 11'6" x 12'2"

With carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Two 11'5" x 11'6"

With carpeted flooring, central heating radiator and a bay window to front elevation.



Bedroom Three 11'8" x 11'0"

With carpeted flooring, central heating radiator and window to rear elevation.

Bathroom 6'4" x 7'10"

Complete with a four piece suite including, a walk in shower, bath, low flush WC and hand wash basin.

Outside

To the rear you will find a well-maintained lawn with surrounding shrubbery and mature trees providing additional privacy. To the front of the property you will find a driveway creating ample off-road parking. The front of the property has an amazing kerb appeal with its mature trees, patio area and decorative shrubs. There is an additional piece of land adjacent to the property which is owned by the coal

authority but was previously rented by the former owners via a lease agreement. Please contact the office for further details.

Outside WC

Complete with a low flush WC for added convenience.

Garage

Accessible from the front elevation, providing handy storage.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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