

£210,000 Freehold

11 SHETLAND CLOSE | SHIREBROOK | MANSFIELD | NG20 8FT



MODERN DAY LIVING!... Presenting to you this well-presented detached house for sale, located on the modern Keepmoat estate, near to Shirebrook. The property is neutrally decorated throughout, providing the new owners with a blank canvas to make their personal touches.

The residence offers a bright and airy lounge that is an excellent place to relax and unwind. The kitchen is a feature to behold, designed as a kitchen/diner with ample dining space and direct access to the garden. This layout creates a wonderful atmosphere for hosting dinner parties or simply enjoying a family meal.

The first floor boasts three bedrooms, two of which are spacious doubles, and one is a comfortable single room. The master bedroom benefits from an en-suite shower room, further enhancing its appeal. An additional family bathroom ensure that the morning rush is a thing of the past.

Outside, the property continues to impress with a driveway allowing for off-street parking. The enclosed garden is mainly laid to lawn, providing a safe place for children to play or for the adults to enjoy a summer BBQ.

With local amenities within reach, good access roads nearby, and a bus route close to the property, residents here will find everything they need is conveniently located. The house is also within the vicinity of nearby schools, making it an ideal choice for families or first-time buyers.

Viewing is highly recommended. Call today to make your booking!





### Entrance Hall

With a central heating radiator and stairs rising to the first floor. Doors provide access into;

### Living Room 11'6" x 15'5"

With a window to the front elevation, bay window to the side elevation, and a central heating radiator. There is also a useful storage cupboard.

### Kitchen/Diner 11'2" x 17'2"

The kitchen is fitted with a attractive range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric fan oven and has hob with extractor hood over. There is space and plumbing for a washing machine, and further space for a tumble

dryer and fridge/freezer. The kitchen lends itself nicely as a dining room, as there is plenty of space for a dining table and chairs. With a window to the front elevation, window to the side elevation, and a central heating radiator. There are French patio doors that provide access outside.

### Ground Floor WC

Fitted with a low level WC and a pedestal hand wash basin with complimentary tiled splash-back. With an opaque window to the front elevation, and a central heating radiator.

### Landing

With a window to the rear elevation. Doors provide access into;



### Bedroom One 13'0" x 10'4"

With a window to the front elevation and a central heating radiator. This bedroom also features fitted wardrobes and its own en-suite facility.

### En-suite

Fitted with a low level WC, pedestal hand wash basin and a double shower cubicle. With an opaque window to the front elevation and a central heating radiator.

### Bedroom Two 11'5" x 10'6"

With a window to the front elevation, window to the side elevation and a central heating radiator.

### Bedroom Three 8'4" x 9'0"

With a window to the side elevation and a central heating radiator.

### Bathroom

Fitted with a low level WC, pedestal hand wash basin, and a panelled bath with complimentary tiled splash back. With an opaque window to the side elevation and a central heating radiator.

### Outside

There is a driveway allowing for off-street parking. The enclosed garden is mainly laid to lawn, providing a safe place for children to play or for the adults to enjoy a summer BBQ. The front of the property features an iron fence and gate with decorative stone, giving the property an attractive and neat curb appeal.









**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) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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