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Sales & Lettings

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**25 THE RIDINGS
FOREST TOWN
MANSFIELD
NOTTINGHAMSHIRE
NG19 0QF**



£290,000

VIEWING

By appointment through the selling agent on (0115) 9680809
7 High Street, Hucknall, Nottingham, NG15 7HJ.

TENURE

Freehold

- Spacious Detached Property
- Four Bedrooms
- Modern Ensuite & Family Bathroom
- Three Reception Rooms
- Conservatory
- Downstairs W.C. & Utility
- Driveway & Good-Sized Garden
- Popular Residential Area

23 BRIXHAM ROAD, HUCKNALL, NOTTINGHAMSHIRE

Need2View are delighted to bring to market this spacious four-bedroom detached property, ideally situated in a sought-after residential area of Forest Town, Mansfield, within easy reach of local amenities and schools. This well-presented home is perfectly suited for family living. The ground-floor boasts three versatile reception rooms, a bright conservatory, breakfast kitchen, separate utility and downstairs W.C. Upstairs, this property offers four bedrooms, with a modern ensuite to the master, and a brand-new refurbished family bathroom completed in October 2025. Externally, there is a well-maintained rear garden with a patio area, ideal for outdoor dining and relaxing, while a driveway to the front provides off-street parking.

ENTRANCE LOBBY

With sleek grey vertical radiator, ceiling light point, power points, stairs to the first-floor landing and access to the lounge, kitchen and ground-floor W.C.



LOUNGE

17' x 11'7" This spacious room features a charming fireplace with exposed brickwork and a classic log burner, UPVC double glazed window to the front, radiator, ceiling coving, ceiling light point and multiple power points. A wide square archway opens into the dining room, providing an open-plan layout.



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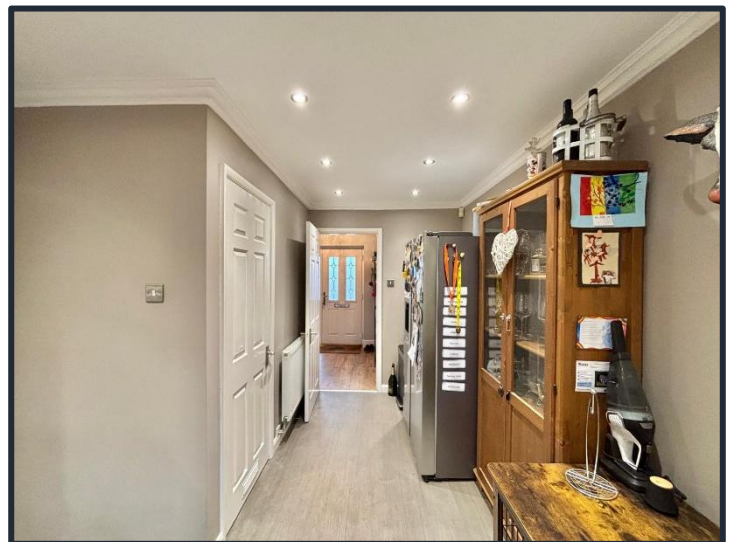
DINING ROOM

11'7" x 8'4" With UPVC double glazed patio doors opening into the conservatory, double radiator, ceiling coving, ceiling light point and power points.



BREAKFAST KITCHEN

19' x 9'8" This spacious kitchen offers great flexibility, currently accommodating an additional storage area to one side which could also easily serve as a breakfast nook or casual dining spot. Being fitted with a range of wall and base units finished in wood to include an integrated fridge-freezer, work surfaces with coordinating black splashbacks, 1 ½ bowl grey composite sink, four ring gas hob with stainless steel splashback and extractor hood over, integrated oven, space and plumbing for dishwasher, radiator, under stairs storage cupboard, UPVC double glazed window to the rear, ceiling spotlights and multiple power points.



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UTILITY ROOM

With space and plumbing for a washing machine and dryer, radiator, ceiling spotlights, power points and UPVC double glazed door to the rear garden.

FAMILY ROOM

Originally an integral garage, this room has been thoughtfully converted and currently serves as a second sitting room. This room also offers great potential as a home office or playroom etc., providing valuable space to suit a range of lifestyles. With UPVC double glazed window to the front, double radiator, ceiling spotlights and multiple power points.



CONSERVATORY

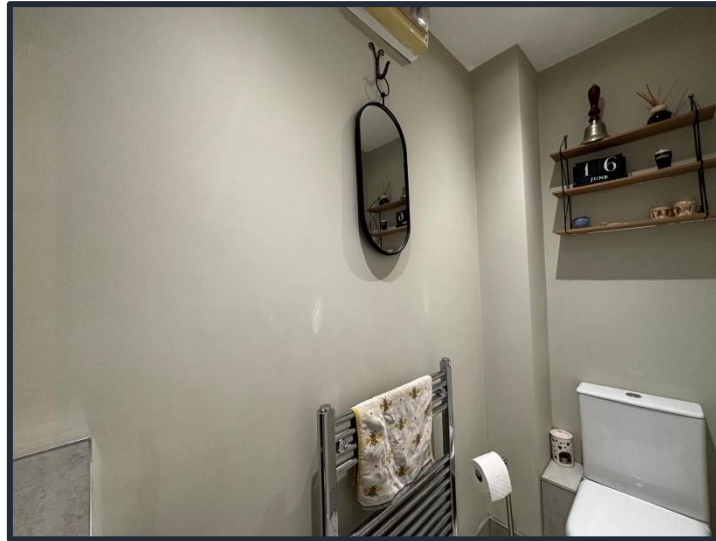
9'6" x 7'10" Being of brick and UPVC construction, this conservatory offers a bright and inviting space perfect for entertaining, with direct access to the garden, having tiled flooring and power points.



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GROUND-FLOOR W.C.

Comprising close coupled W.C. with eco-flush, pedestal wash hand basin with mixer tap set into vanity, towel rail radiator, grey tiled flooring, UPVC double glazed opaque window to the front and ceiling light point.



FIRST FLOOR LANDING

With an airing cupboard, ceiling light point and power points, access to all the bedrooms, the family bathroom and loft.

MASTER BEDROOM

11'9" x 11' Double bedroom benefiting from an ensuite, with UPVC double glazed window to the front, thermostatically controlled double radiator, ceiling light point and multiple power points.



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ENSUITE

9'8" x 6'6" Stylish three-piece white suite comprising close coupled W.C. with eco-flush, wash band basin with mixer tap set into a large vanity unit, shower cubicle with rainfall shower feature and navy tiling, towel rail radiator, UPVC double glazed window to the front, grey part-wall tiling and floor tiling, and ceiling spotlights.



BEDROOM TWO

14'14" x 8'2" Double bedroom with UPVC double glazed window to the rear, double radiator, ceiling light point and multiple power points.



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BEDROOM THREE

8'9" x 6'6" With UPVC double glazed window to the rear, thermostatically controlled radiator, ceiling light point and power points.



BEDROOM FOUR

8'10" x 6'4" With UPVC double glazed window to the rear, radiator, ceiling light point and power points.



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FAMILY BATHROOM

6'8" x 6'5" This newly refurbished bathroom has been finished to a high standard comprising a three-piece white suite with close coupled W.C with eco-flush, wash hand basin with mixer tap set into a large vanity unit, P-shaped bath with mixer tap and rainfall shower over, towel rail radiator, UPVC double glazed opaque window to the side, matching grey floor and wall tiling, and ceiling light point.



OUTSIDE

To the front of the property there is a lawned area and driveway providing off-street parking, with gated access to the rear. To the rear there is a good-sized, well-maintained garden, comprising a raised area which is laid to lawn as well as a patio leading from the conservatory, making an ideal seating area for entertaining during the summer months.



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ADDITIONAL INFORMATION

Local Council – Mansfield District Council

Council Tax Band – C

Primary School –Heatherley Primary School

Secondary School – Samworth Church Academy

Stamp Duty on Asking Price: £4,500 (Additional costs may apply if being purchased as a second property)

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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole marketplace.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in-depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our client's investment.