



3 Samuel Unwins Court
Sutton-In-Ashfield, Nottinghamshire NG17 4PG
Offers Over £295,000

- A FOUR BEDROOM, DETACHED PROPERTY SITUATED WITHIN A CONSERVATION AREA
- BUILT BY FAIRGROVE HOMES IN 2003 AND INCLUDING GAS HEATING AND DOUBLE GLAZING
- FITTED KITCHEN, UTILITY ROOM, STUDY AND GROUND FLOOR CLOAKS (WC AND BASIN)
- THREE FURTHER BEDROOMS AND FAMILY BATHROOM WITH THREE PIECE SUITE
- LAWNED FRONTAGE AND PRIVATE REAR GARDEN, AGAIN MAINLY LAID TO LAWN
- SITUATED IN THE GROUNDS OF THE FORMER DOBSON'S MILL, DATING BACK TO 1740
- HALLWAY LEADING TO THE THROUGH LOUNGE AND DINING ROOM WITH MARBLE FIREPLACE
- MAIN BEDROOM WITH A RANGE OF WARDROBES AND FITMENTS AND EN-SUITE SHOWER ROOM
- BLOCK PAVED DRIVEWAY WHICH PROVIDES ACCESS TO THE DETACHED DOUBLE GARAGE
- SOUGHT AFTER LOCATION, CLOSE TO AMENITIES AND SUTTON LAWN (PARK AND GARDENS)

VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS

From Mansfield, proceed onto Sutton Road, which then becomes Mansfield Road. As you head through the traffic lights at Kings Mill, fork left onto Unwin Road. At the end of here turn left, then immediately right onto Lucknow Drive. Samuel Unwin's Court is at the bottom of here.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Radiator, under stair cupboard and spindle staircase to the first floor.

LOUNGE/DINING ROOM

23'5 x 10'10 (7.14m x 3.30m)

Timber framed double glazed front aspect and double glazed patio doors to the rear. Living flame gas fire, set within marble fireplace. Two radiators and decorative coving.



STUDY

8'4 x 8'2 (2.54m x 2.49m)

Timber framed double glazed window, coving and radiator.

BREAKFAST KITCHEN

11'3 x 10'1 (3.43m x 3.07m)

Base and eye level units, work surfaces and sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Integrated dishwasher and fridge. Radiator, tiled flooring and double glazed rear aspect.



UTILITY ROOM

10'4 x 4'9 (3.15m x 1.45m)

Having base unit, work top sink unit and single drainer. Rear access door, radiator and tiled flooring. Wall mounted flooring.

CLOAKROOM

WC and wash hand basin.

FIRST FLOOR

LANDING

Radiator, coving, double glazed aspect and airing cupboard with hot water tank.

BEDROOM ONE

14'7 x 8'9 (4.45m x 2.67m)

Fitted with a range of wardrobes, bedside units and overhead cupboards. Double glazed rear elevation. Radiator.



EN SUITE

Comprising shower cubicle, wash hand basin and WC. Radiator.



BEDROOM TWO

13'1 x 8'3 (3.99m x 2.51m)

Double glazed rear elevation, radiator and coving.



BATHROOM

Three piece white suite comprising panelled bath, wash hand basin and WC. Tiled splashbacks, radiator, and double glazed aspect.



BEDROOM THREE

10' x 8'3 (3.05m x 2.51m)

Radiator, coving, laminate flooring and double glazed aspect.



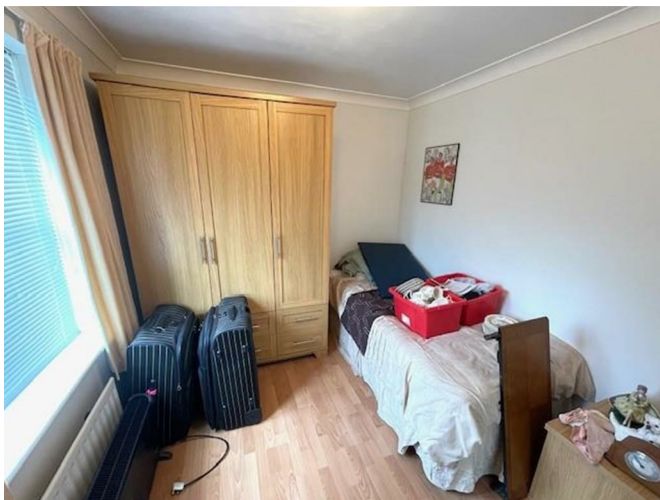
OUTSIDE

The property stands proudly facing you as you drive onto Samuel Unwin's Court. There is a lawned garden to the front and, to the right of this, the driveway provides access to the detached brick built double garage, with twin up and over doors. There is then a lawned garden to the rear.

The property is in council tax band D (Ashfield District Council).

FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**



BEDROOM FOUR

8'4 x 8'3 (2.54m x 2.51m)

Double glazed front elevation, radiator, laminate flooring and coving.

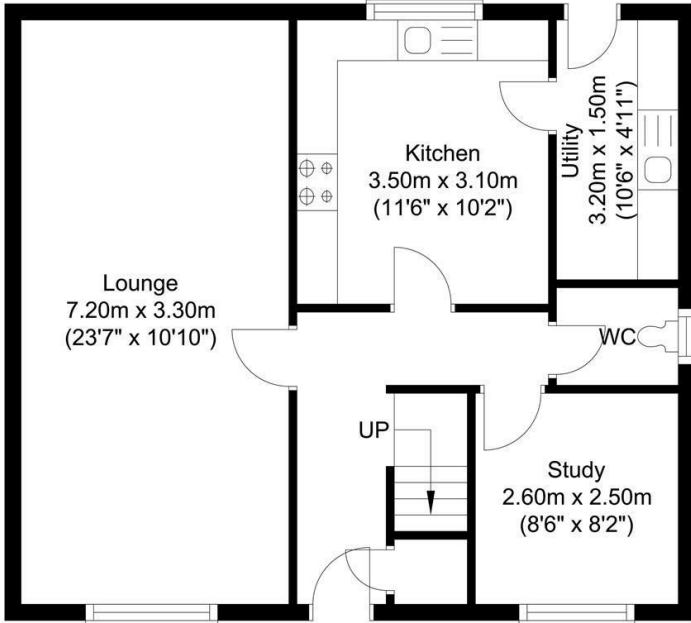
MONEY LAUNDERING

under the Protecting Against Money Laundering

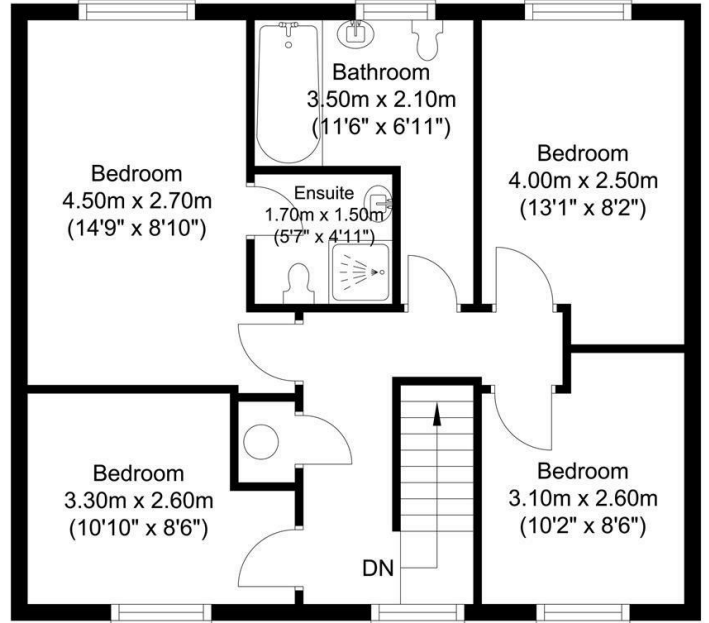
and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5663/3.6.2024



GROUND FLOOR



FIRST FLOOR

| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 76 → 86 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales | |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | |
| EU Directive 2002/91/EC | |

