



47 Mowlands Close

Sutton-In-Ashfield, Nottinghamshire NG17 5GH

£199,995

- A THREE BEDROOM SEMI-DETACHED HOUSE, WITH NO UPWARD CHAIN
- ENTRANCE HALL AND GROUND FLOOR CLOAKS WITH WC AND WASH HAND BASIN
- FITTED KITCHEN WITH A RANGE OF GLOSS UNITS AND INTEGRATED OVEN AND HOB
- TWO DOUBLE BEDROOMS, ONE SINGLE AND BATHROOM WITH THREE PIECE SUITE
- PLEASANT, ENCLOSED REAR GARDEN, WITH RAISED DECKING AND LAWN
- COMBINATION BOILER, UPVC DOUBLE GLAZING & CONSUMER UNIT INSPECTED 11/2022
- LOUNGE WITH LIVING FLAME FIRE AND OPENING THROUGH TO THE DINING ROOM
- LARGE BRICK AND UPVC CONSERVATORY TO THE REAR AND HAVING GLASS ROOF
- OPEN PLAN FRONTAGE WITH CAR STANDING AND DETACHED BRICK BUILT GARAGE
- WELL REGARDED RESIDENTIAL LOCATION HAVING GOOD TRANSPORT LINKS

VIEWING

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

DIRECTIONS

From Mansfield, take the A38 Sutton Road, which then becomes Kings Mill Road. At the traffic lights, turn left on to Station Road and further down here, turn left on to Sheepwash Lane. Turn right onto Mowlands Close and the property is towards the bottom of here on the left hand side.

ACCOMMODATION COMPRISES

ENTRANCE HALL

UPVC front door, radiator with cover, consumer unit (inspected 11/2022) and stairs to the first floor.

CLOAKROOM

Wash hand basin and WC. Radiator and UPVC window.

LOUNGE

14'7 x 9' increasing to 12'5 (4.45m x 2.74m increasing to 3.78m)

UPVC front aspect, radiator and living flame gas fire with marble hearth and insert. Opening through to dining area.



DINING ROOM

9'6 x 7'2 (2.90m x 2.18m)

Radiator. UPVC French doors through to the conservatory.



CONSERVATORY

15'2 x 9'5 (4.62m x 2.87m)

A brick and UPVC conservatory with glass roof. Radiator and laminate flooring. UPVC double doors to garden.



KITCHEN

9'8 x 8'1 (2.95m x 2.46m)

Fitted with a range of white, gloss base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, gas hob and cooker hood. Under stair cupboard and cupboard housing the combination boiler. Tiled flooring, UPVC back door, UPVC window looking through to the conservatory and electric kickspace heater.

FIRST FLOOR

LANDING

Wooden double glazed window, airing cupboard and access to the available loft space.

BEDROOM ONE

13'1 x 8'5 (3.99m x 2.57m)

UPVC front elevation, radiator and laminate flooring.



BEDROOM TWO

11'4 x 8'4 (3.45m x 2.54m)

UPVC rear elevation. Radiator.



OUTSIDE

There is an open plan frontage to the property and low maintenance garden. There is a brick built garage (17' x 8'6) (5.18m x 2.59m) . The enclosed garden to the rear then has decking and lawn.



BEDROOM THREE

8'6 x 6'8 (2.59m x 2.03m)

UPVC front elevation. Radiator.



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.**



BATHROOM

Three piece suite comprising panelled bath, wash hand basin and WC. Mixer shower to the taps, tiled surrounds, radiator and UPVC obscure glaze.

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

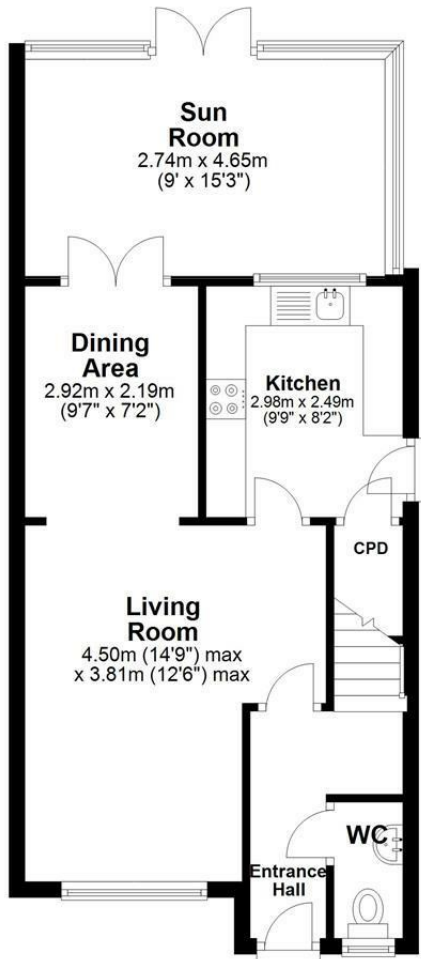
we have not been able to check the equipment

and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5428/09.10.2024

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

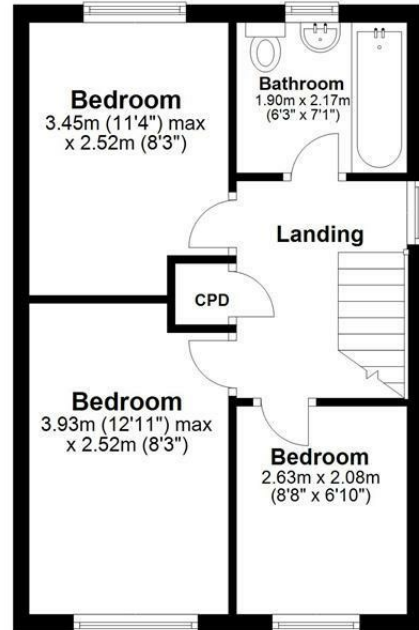
Ground Floor

Approx. 50.6 sq. metres (545.1 sq. feet)



First Floor

Approx. 35.5 sq. metres (382.4 sq. feet)



Total area: approx. 86.2 sq. metres (927.5 sq. feet)

Kristine Princa
Plan produced using PlanUp.

Energy Efficiency Rating	
Current	Potential
	84
69	

Very energy efficient - lower running costs

(92 plus) **A**

(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 CO₂ 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 CO₂ emissions

England & Wales EU Directive 2002/91/EC

