



**1 Parliament Road
Mansfield, Nottinghamshire NG19 6EX
Offers Over £270,000**

- A MUCH IMPROVED, THREE-BEDROOM DETACHED PROPERTY, LARGER THAN EXPECTED INTERNALLY.
- ENTRANCE HALL, PRIVATE LOUNGE WITH FEATURE FIREPLACE, DINING ROOM AND HIGH QUALITY FITTED KITCHEN.
- TO THE FIRST FLOOR ARE TWO ADDITIONAL BEDROOMS AND BATHROOM (PANELLED BATH, WASH BASIN AND WC).
- DRIVEWAY PROVIDING ACCESS TO THE DETACHED GARAGE, WITH EV CHARGING POINT AND PLUMBING FOR A WC.
- INCLUDES GAS HEATING, UPVC DOUBLE GLAZING, OAK INTERNAL DOORS AND DURABLE PLASTIC, LAMINATE FLOORING.
- THERE IS A GROUND FLOOR SHOWER ROOM WITH THREE-PIECE SUITE, AND THIRD BEDROOM, ALSO TO THE GROUND FLOOR.
- STANDING ON A PROMINENT CORNER PLOT, WITH GARDENS EXTENDING TO THE FRONT AND BOTH SIDES.
- FULLY ENCLOSED, SECLUDED PATIO AND ENTERTAINING AREA, DESIGNED FOR MINIMUM MAINTENANCE.

VIEWING:

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

DIRECTIONS:

From Stockwell Gate, proceed clockwise around Rosemary Street, before turning left at the traffic lights onto Westfield Lane. Towards the top of here, turn left onto Salisbury Road and Parliament Road is then on the right-hand side. The property is then immediately on the left.

ACCOMMODATION COMPRISES

ENTRANCE HALL

With composite front door, plastic laminate flooring, Spindle staircase to the first floor and Oak internal doors.



LOUNGE

14'10 x 11'10 (4.27m'3.05m x 3.35m'3.05m)

Marble fireplace with slate surround and back lighting. Electric, living flame stove fire. Radiator. UPVC double glazed aspect.



DINING ROOM

14'10 x 10'1. (4.27m'3.05m x 3.05m'0.30m.)

UPVC double glazed aspect to front and rear.

Radiator. Plastic, laminate flooring. Access to the kitchen.



KITCHEN

17'9 x 7'6 (5.18m'2.74m x 2.13m'1.83m)

Fully re-fitted with a range of high-quality base and eye level units, quartz work tops with inset sink unit. Integrated appliances including electric oven, microwave oven and warming tray, separate induction hob and cooker hood. Downlighters to the ceiling, upright radiator, UPVC front elevation, sky light window, composite door, and laminate flooring.



BEDROOM THREE

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

Radiator. UPVC rear elevation.



SHOWER ROOM

Large walk-in shower, wash hand basin and WC,

set within vanity unit and having stone-work top. Upright radiator, downlighters, extractor fan and obscure glaze window.



FIRST FLOOR

LANDING

Electric Velux window. Built in wardrobe. Large loft hatch with wooden loft ladder. The combination boiler is housed in the loft.



BEDROOM ONE

12' x 9'8 incl wardrobes (3.66m x 2.95m incl wardrobes)
Full length fitted wardrobes to one wall. Radiator . UPVC double glazed elevation.



BEDROOM TWO

10'1 x 9'9 (3.07m x 2.97m)

UPVC double glazed elevation, radiator and downlighters.



BATHROOM

Comprising, panelled bath, wash hand basin within vanity unit and WC. PVC panelled bath surround, radiator, sky light window and tiled flooring.



The property is in council tax band C (Mansfield District Council).

OUTSIDE

As previously described, the property stands proudly on a corner plot, with lawned gardens to the front and one side. To the opposite side is a fully enclosed entertaining area, designed for low maintenance, with paved areas and raised planters. The driveway provides access to the garage, which measures 18'4 x 9'0. With up and over door, light and power and plumbing for a WC and wash hand basin.



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.

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. MA5746

