



**41 Woodland Park Southwell Road East
Rainworth, Nottinghamshire NG21 0BT**

Offers Over £50,000

- A TWO BEDROOM PARK HOME, ON A CORNER PLOT, ON AN OVER '50's DEVELOPMENT
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- TWO BEDROOMS AND SHOWER ROOM
- LAWN TO THE FRONT AND PAVED SEATING TO THE REAR OF THE PROPERTY
- ENJOYING A QUIET LOCATION WITHIN MAINTAINED GROUNDS AND A WOODLAND SETTING ON THE OUTSKIRTS OF RAINWORTH
- LOUNGE AND FITTED KITCHEN WITH A RANGE OF WALL AND BASE UNITS
- DRIVEWAY AND DETACHED GARAGE WITH LIGHT AND POWER

VIEWING:

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

DIRECTIONS:

From Mansfield proceed along the A6191 (Southwell Road West) towards Rainworth. Take the second exit at the traffic island and proceed along the A6191 to the next island and take the second exit onto Southwell Road West. Turn left onto Churchfield Drive and then take the first left onto the private drive which takes you to Woodland Park. Take the first right at the beginning of the Park and the property can be found on your left-hand side.

ACCOMMODATION COMPRISES

A path leads to decking and up some steps to:

PORCH/CONSERVATORY

10'2" x 3'1" (3.12m x 0.95m)

UPVC double glazed windows with polycarbonate roof, carpet, electric heater and double glazed UPVC door to:



KITCHEN

10'11" x 9'8" (3.34m x 2.97m)

A variety of wall and base units with roll edge worktops, built-in electric oven, gas hob and stainless-steel extractor fan above, 1 and half bowl stainless steel sink and drainer with mixer tap, vinyl floor, serving hatch through to lounge and plumbing for washing machine.



HALLWAY

Fitted carpet, 2 built-in cupboards, opaque UPVC door to rear.



LOUNGE

19'9" x 11'11" (6.02m x 3.65m)

Two radiators, fitted carpet, electric coal effect fire in wooded surround, dual aspect UPVC double glazed windows (3).



BEDROOM ONE

12'5" x 9'8" (3.81m x 2.95m)

Fitted carpet, radiator, UPVC double glazed window to front aspect.



BEDROOM TWO

9'8" x 9'6" (2.95m x 2.90m)

Radiator, fitted carpet, UPVC double glazed window to rear.



SHOWER ROOM

6'3" x 5'4" (1.92m x 1.65m)

Electric shower with shower screen, white W/C and sink with pedestal, chrome heated towel rail, "mermaid" wall panels to all walls, vinyl floor, opaque UPVC double glazed window to rear and cupboard housing combi boiler.



OUTSIDE

Being a corner plot, it has lawn to two sides and a paved seating area to the other with driveway (for one car) to:

Detached Garage – 6.67m x 2.49m (21'10" x 8'2")
Being of sectional concrete and having an up and over door, light, and power. To the rear of the garage is a potting shed measuring 2.49m x 1.75m.

NOTE

On such a development, you will be buying the home but not the ground that it stands on. The pitch remains in the ownership of the site owner who is responsible for maintaining the site. We are advised that the Ground Rent is currently £243.00 per month

Council Tax: Band A – Newark and Sherwood District Council.

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. MA5747/8.1.25

