



**15 Burlington Drive
Mansfield, Nottinghamshire NG19 7HU
£165,000**

- THREE BEDROOM SEMI-DETACHED PROPERTY
- DOUBLE GLAZED THROUGHOUT
- IDEAL FOR FIRST-TIME BUYER OR INVESTOR
- OFFERED FOR SALE WITH NO UPWARD CHAIN
- GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- CONVENIENTLY LOCATED NEAR TO MANSFIELD AND WITH GOOD CONNECTIONS TO M1

VIEWING:

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

DIRECTIONS:

From Mansfield proceed along Chesterfield Road South and at the crossroads with Abbott Road and Debdale Lane, turn right onto Debdale Lane and then turn left onto Burlington Drive where the property can be found on the left-hand side.

ACCOMMODATION COMPRISES

Composite part opaque glazed door to:

ENTRANCE LOBBY

Fitted carpet, radiator, stairs off to first floor

KITCHEN

10'0" x 9'7" (3.06m x 2.94m)

Grey wall and base units with roll edge worktops, tiled splashbacks, built-in oven, gas hob and extractor above, tiled floor, radiator, UPVC to front elevation, under stair storage and through to:

UTILITY ROOM

6'5" x 6'3" (1.98m x 1.92m)

Tiled floor, plumbing for washing machine, opaque part glazed UPVC window with part glazed opaque door to rear.



LOUNGE

16'10" x 12'11" (maximum) (5.15m x 3.94m (maximum))

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

FIRST FLOOR

LANDING

Loft access, radiator, fitted carpet, UPVC double

glazed window and cupboard housing the combi boiler.

BEDROOM ONE

12'11" narrowing to 8'2" (3.95m narrowing to 2.51m)

UPVC double glazed window to front elevation, fitted carpet, radiator and built-in cupboard



BEDROOM TWO

11'1" x 9'8" (3.38m x 2.96m)

Radiator, fitted carpet, UPVC double glazed window to front aspect and built-in cupboard



BEDROOM THREE

9'11" x 7'1" (3.03m x 2.16m)

Fitted carpet, built-in cupboard, radiator and UPVC double glazed window overlooking the rear garden



SHOWER ROOM

5'6" x 4'11" (1.68m x 1.50m)

Comprising a corner shower in a cubicle, , white sink and pedestal, white heated "ladder style" towel rail, tiled floor and walls, vinyl floor and opaque double-glazed window to rear aspect.



WC

5'1" x 2'7" (1.56m x 0.80m)

White W/C, vinyl floor and opaque double-glazed window.

OUTSIDE

To the front is bounded by a brick wall with inset metal railings, steps down to the front door with gravelled terraced flower beds either side. The enclosed rear garden is mainly laid and having decking, and a further planting area with decorative bark.



Council tax band – A (Mansfield 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.**

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. MA

