



**41 Little Hollies**  
**Forest Town, Nottinghamshire NG19 0EB**  
**Offers Over £269,500**

- FOUR BEDROOM DETACHED FAMILY
- LOUNGE WITH STAIRS RISING TO THE FIRST FLOOR
- FOUR SPACIOUS BEDROOMS WITH THE MASTER HAVING EN-SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN AND OFF STREET PARKING
- SOUGHT AFTER CUL-DE-SAC POSITION
- CONVENIENTLY POSITIONED A SHORT DISTANCE FROM SCHOOLS AND AMENITIES
- LARGE CONTEMPORARY FITTED KITCHEN/DINER
- BATHROOM WITH THREE PIECE SUITE
- PUB/SHED WITH ELECTRICS WHEELCHAIR ACCESSIBLE



## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## ACCOMMODATION COMPRISES

### LOUNGE

**14'11" x 14'10" (4.56m x 4.53m)**

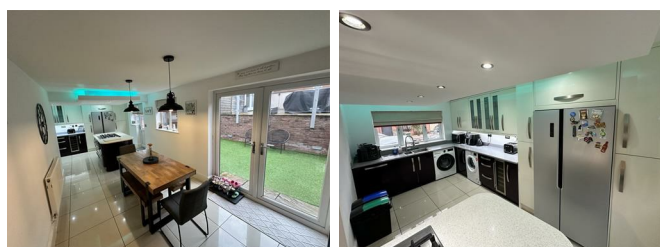
A welcoming reception room with wall featuring display recesses and space for a wall mounted television. There are two radiators, stairs to the first floor landing and double glazed window to the front elevation.



### KITCHEN/DINER

**25'11" x 16'1" (7.92m x 4.92m)**

A contemporary kitchen comprising wall cupboards with under lights, base units and drawers with quartz working surfaces above. Inset one and a half bowl stainless steel sink with drainer and mixer tap. Integrated dishwasher and wine cooler. There is an island with further contemporary base units, integrated twin stainless steel electric ovens, five ring stainless steel gas hob, down draft in-built extractor and quartz working surfaces. Feature dropped ceiling above with ceiling spotlights. Two radiators, double glazed window to the front elevation, two double glazed windows to the rear elevation, single door and separate French doors leading out onto the rear garden.



## FIRST FLOOR

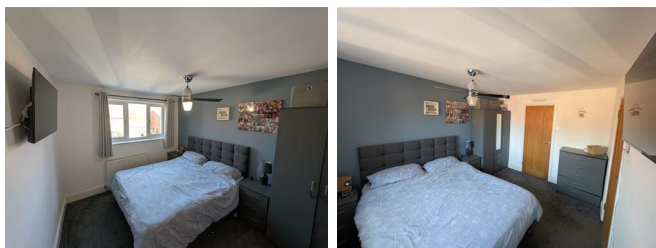
### LANDING



### BEDROOM ONE

**12'1" x 9'4" (3.70m x 2.87m)**

With radiator and double glazed window to the front elevation.



### EN SUITE SHOWER ROOM

**9'4" x 3'9" (2.85m x 1.15m)**

Three piece suite comprising a tiled shower enclosure with ceiling mounted shower. Large vanity unit with ample storage beneath quartz working surfaces and a bowl sink with mixer tap. Chrome heated towel rail, ceiling spotlights and double glazed window to the rear elevation.





### BEDROOM TWO

**13'10" x 9'1" (4.23m x 2.79m)**

With radiator and double glazed window to the front elevation.



### BATHROOM

**5'6" x 8'1" (1.68m x 2.47m)**

Three piece suite comprising a tiled inset bath with wall mounted tap. Wash hand basin with mixer tap and storage cupboard beneath. Low flush WC with enclosed cistern. Ceiling spotlights, chrome heated towel rail and double glazed window to the rear elevation.



### BEDROOM THREE

**10'4" x 9'2" (3.17m x 2.80m)**

With radiator and double glazed window to the rear elevation.



### BEDROOM FOUR

**8'10" x 6'10" (2.70m x 2.10m)**

With radiator, ceiling spotlights and double glazed window to the front elevation.



### OUTSIDE

To the front of the property there is ample off street parking.

To the rear there is an area of artificial lawn with paved patio. Shed/pub with power and lighting.





### **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.

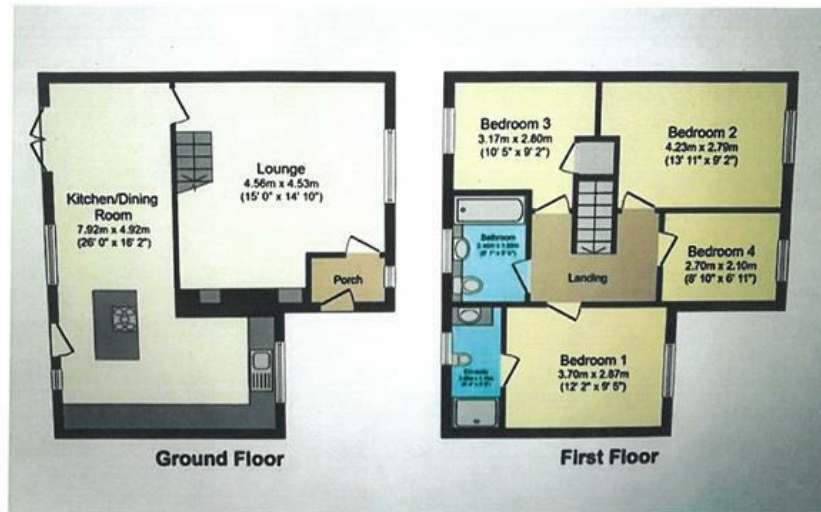
### **MONEY LAUNDERING**

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. 19.02.2025





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

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

