



**5 Mansfield Road**  
**Blidworth, Nottinghamshire NG21 0PN**  
**Offers Over £195,000**

- A THREE BEDROOMED SEMI-DETACHED PROPERTY IN POPULAR RESIDENTIAL LOCATION
- ENTRANCE HALL AND THROUGH LOUNGE WITH DUAL ASPECT TO FRONT AND REAR
- REAR ENTRANCE AREA AND GROUND FLOOR CLOAKROOM WITH WC AND COUNTER-TOP BASIN
- LUXURY FULLY TILED BATHROOM WITH BATH, SHOWER CUBICLE, HAND BASIN AND WC
- EXCELLENT LOCATION IN THE HEART OF THE VILLAGE, CLOSE TO LOCAL AMENITIES
- VERY WELL PRESENTED AND INCLUDING GAS HEATING AND UPVC DOUBLE GLAZING
- SEPARATE DINING ROOM AND FITTED KITCHEN INCLUDING BUILT IN ELECTRIC OVEN AND HOB
- TWO DOUBLE BEDROOMS WITH BUILT IN WARDROBES AND SPACIOUS SINGLE BEDROOM
- CAR STANDING IS PROVIDED TO THE FRONT AND PAVED AND LAWNED GARDEN TO THE REAR
- GOOD TRANSPORT LINKS, CONNECTING WITH THE A60, A38, A614 AND THE M1 MOTORWAY

### VIEWING:

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

### DIRECTIONS:

Leave Mansfield on Southwell Road West, which then becomes Southwell Road East. Before you reach Rainworth, turn right as signposted towards Blidworth. At the end of here, turn right which then becomes Mansfield Road and leads you into the centre of Blidworth. The property is at the bottom of here on the right hand side.

### ACCOMMODATION COMPRISES

#### ENTRANCE HALL

UPVC front door. Stairs rising to the first floor.



#### LOUNGE

**18'3 x 11'7 (5.56m x 3.53m)**

A spacious living room which has UPVC double glazed windows to both front and rear. Radiator.



#### DINING ROOM

**11'8 x 9'7 (3.56m x 2.92m)**

Radiator. UPVC double glazed front aspect.



#### KITCHEN

**12' x 7'10 (3.66m x 2.39m)**

Fitted with modern base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Built in electric oven, hob and cooker hood. Under stair recess, radiator and double UPVC aspect.



#### REAR ENTRANCE AREA

with UPVC back door. Leading to

#### CLOAKROOM

having WC and counter-top basin.



## FIRST FLOOR

### LANDING

Fitted corner cupboards. Radiator. UPVC rear elevation.



### BEDROOM ONE

13'4 x 12'1 (4.06m x 3.68m)

Radiator. UPVC front elevation.



### BEDROOM TWO

11'9 x 10' (3.58m x 3.05m)

Radiator, UPVC front elevation.



### BEDROOM THREE

9'0 x 8' (2.74m x 2.44m)

Radiator, UPVC rear elevation and loft hatch.





### BATHROOM

High quality bathroom comprising panelled bath, separate shower cubicle, wash hand basin and WC. Fully tiled, upright radiator and UPVC obscure glaze window.



### OUTSIDE

Car standing is provided to the front of the property. The pleasant rear garden has a patio and lawn beyond this.



The property is in council tax band A (Newark and Sherwood District Council).

### CONNECTED PERSON

In compliance with the Estate Agency Act 1979 we disclose the seller of this property is a connected person as detailed in the Act.

### 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

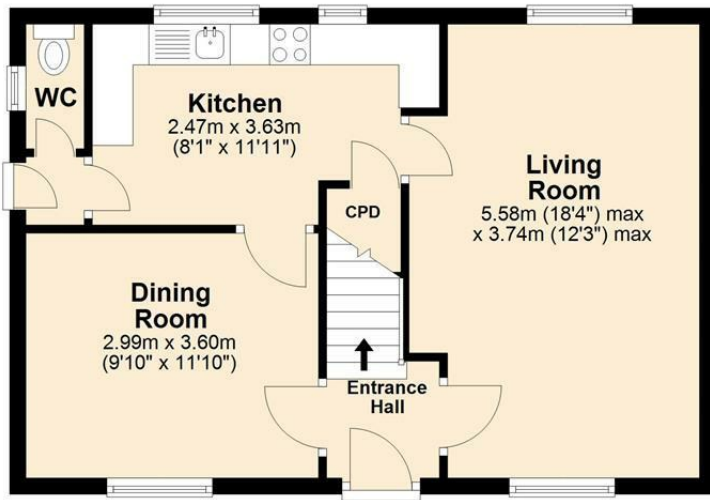
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5840/10.10.2025

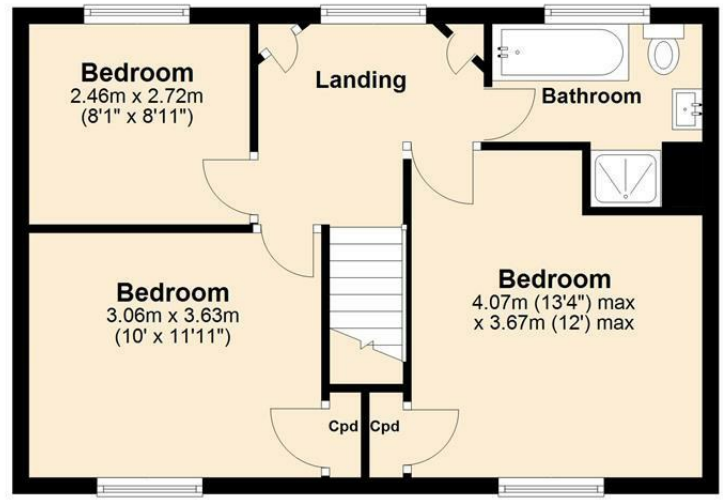
## Ground Floor

Approx. 47.9 sq. metres (516.1 sq. feet)



## First Floor

Approx. 47.3 sq. metres (508.7 sq. feet)



Total area: approx. 95.2 sq. metres (1024.8 sq. feet)

| 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 |           |           |
|                                             |           | <b>82</b> |
|                                             | <b>69</b> |           |
| 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 |         |           |
|                                                                 |         |           |
|                                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |

