

Plot 7, The Aspen, Valley Lane, Mansfield NG18 2HT

welcome to

The Aspen Valley Lane, Mansfield

PLOT 7 - THE ASPEN

Detached 2 Bedroom Bungalow with Driving & Front & Rear Gardens High Specification throughout

Entrance Hall

Front door entrance with spacious entrance hallway Storage Cupbaord & doors leading off to all Bedrooms, Bathroom & the Open Plan Kitchen, Dining, Living Area

Openplan Kitchen Dining Living

32' 4" x 12' (9.86m x 3.66m)

Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, microwave, fridge, freezer, dishwasher and washer dryer.

Worktops with under mounted stainless steel sink. Window to front aspect

Dining Area

Living Area with Bifold doors leading to the rear garden.

Recessed low energy lighting & Zoned underfloor heating.

Bedroom One

10' 5" \times 10' 4" ($3.17m \times 3.15m$) Fitted wardrobes with Zoned underfloor heating & recessed low energy lighting. Window to rear aspect.

Bedroom Two

14' x 10' 4" (4.27m x 3.15m)
Zoned underfloor heating & recessed low energy lighting.
Window to front aspect.

Bathroom

Modern bathroom with porcelain floor and wall tiles. Double Shower, Bath, Fitted Vanity Unit with storage & basin, WC, Heated towel rail and mirror with lighting to the bathroom.

Exterior

A fully gated development with lighting and private intercom access.

Exterior Lighting to front & Rear

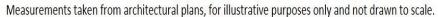
External Tap

Front & Rear Landscaped Gardens, Patio & Turf,

Fenced with side gated access.

Driveway





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com





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The Aspen Valley Lane,

Mansfield

- DEVELOPMENT OPEN FOR VIEWINGS EVERY FRIDAY, SATURDAY & SUNDAY 10AM - 5PM
- MIXTURE OF BUNGALOWS & APARTMENTS BUILT TO A HIGH SPECIFICATION
- PLOT 7 THE ASPEN
- 2 BED DETACHED BUNGALOW WITH DRIVEWAY & GARDENS
- FULLY FITTED KITCHEN WITH INTEGRATED APPLIANCES INCLUDING OVEN, HOB, MICROWAVE, FRIDGE, FREEZER, DISHWASHER & WASHER DRYER

Tenure: Freehold EPC Rating: Exempt

£235,000



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Property Ref: KBY109408 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.







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