



lighthouse

estate agents



2 Thoresby Road, Mansfield, NG19 8DE

Offers In The Region Of £229,999

Lighthouse Estate Agents are pleased to offer this spacious three bedroom, two bathroom property presented in beautiful condition throughout and offering modern living. This generously sized detached features a welcoming entrance hall, a reception lounge, a stunning kitchen with dining area. The first floor offers three good sized bedrooms one with en-suite bathroom and a family sized bathroom. To the rear of the property is an enclosed rear garden with patio area and to the front is a spacious driveway and garage access. The property also comprises of Upvc double glazing and gas central heating.

Thoresby Road offers easy access to many local amenities, transports routes and major road routes.

Entrance Hall

Reception Lounge 10'2" x 18'4" (3.11 x 5.60)

Kitchen/Diner 8'3" x 18'4" (2.52 x 5.61)

Downstairs W.C.

First Floor Landing

Bedroom One 10'4" x 14'1" (3.16 x 4.31)

En-Suite 4'8" x 8'11" (1.43 x 2.72)

Bedroom Two 8'6" x 9'7" (2.61 x 2.93)

Bedroom Three 8'7" x 8'7" (2.63 x 2.62)

Family Bathroom 6'3" x 7'6" (1.91 x 2.31)

Enclosed Rear Garden

Driveway & Garage

Agents Disclaimer

Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Lighthouse Estate Agents Ltd.

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