



# **lighthouse**

estate agents



**2 Thoresby Road, Mansfield, NG19 8DE**

**Offers In The Region Of £225,000**

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**

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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

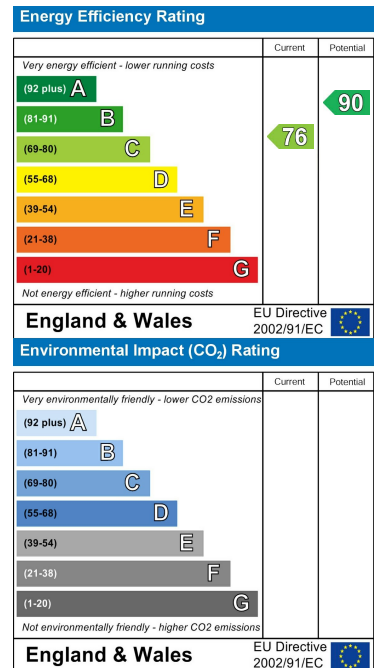


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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. CC Ltd ©2018

# Area Map



# Energy Efficiency Graph



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