



lighthouse

estate agents



58 Sherwood Road, Mansfield, NG21 0LP

Offers In The Region Of £159,995

Lighthouse Estate Agents are pleased to offer this superb two bedroomed semi-detached house featuring well thought out interiors, impressively proportioned bedrooms and a wonderful private garden. The property comprises of a welcoming fitted kitchen, a reception lounge offering rear garden views, two generous sized double bedrooms and a bathroom. To the rear of the property is an enclosed patio with patio area and gated access to the front. The property further benefits from Upvc double glazing throughout, gas central heating and off street parking for a number of vehicles. Sherwood Road offers easy access to many major road links including the A38 and is moments from many local shops and other amenities. No Upward Chain

Kitchen 9'3" x 11'2" (2.84 x 3.42)

The kitchen diner features matching wall and base units with a roll top work surface, double stainless steel sink with mixer tap, an electric oven, a gas hob with a stainless steel extractor hood and lighting, splash back tiles, washing machine plumbing, a central heating radiator, fully fitted tile floors throughout, under stairs storage, a Upvc double glazed window, a Upvc double glazed front door, spot lighting and smoke alarm.

Reception Lounge 13'5" x 13'5" (4.09 x 4.10)

The reception lounge offers the ideal place to relax with a central heating radiator, fully fitted carpets throughout, Upvc double glazed double patio doors offering access to the enclosed rear garden and patio.

First Floor Landing 6'8" x 2'11" (2.05 x 0.90)

The first floor landing features

Bedroom One 8'2" x 10'11" (2.51 x 3.35)

Bedroom Two 11'4" x 9'10" (3.46 x 3.02)

Family Bathroom 5'9" x 6'6" (1.76 x 1.99)

Enclosed Rear Garden

Front Driveway

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.

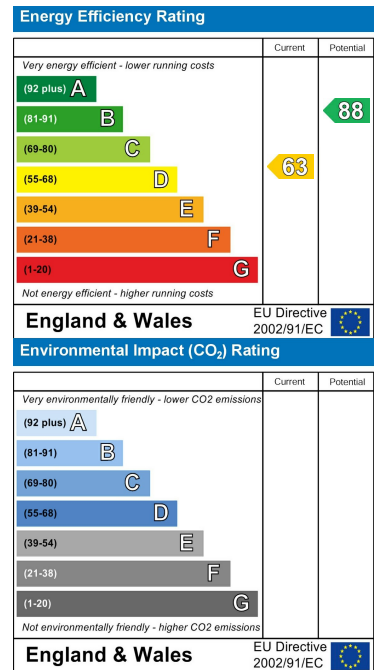
Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification 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

Area Map



Energy Efficiency Graph



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.

Registered Office: 55 Station Street, Kirkby In Ashfield, Nottinghamshire NG17 7AN

Telephone: 01623 753123 email: admin@lighthouse-estateagents.co.uk

www.lighthouse-estateagents.co.uk

Company No: 05878430

