



12 Northfield Drive, Mansfield NG18 3DD

Offers Around £175,000

A HANDSOME AND APPEALING GABLED AND BAY FRONTED SEMI DETACHED HOME WITH SCOPE FOR PROFITABLE REFINEMENT TO PERSONAL TASTE OFFERED AT A FAIR AND REALISTIC PRICE REFLECTING ITS POTENTIAL.

- PRACTICAL LAYOUT
- EXTENDED KITCHEN
- TWO RECEPTION ROOMS
- LARGE GARAGE
- DESIRABLE LOCATION

DESCRIPTION AND SITUATION

The sale of this handsome and appealing, well maintained traditional semi detached home will be of immediate interest to the buyer looking for a "property with potential" on which they can place their own personal stamp and add value.

The property provides a practical layout and retains its original Caledonian pine internal doors plus original fire surround in the lounge. There are two, well proportioned living rooms and a good sized kitchen that has been extended to the rear. At first floor level there are three bedrooms of practical proportions plus a large bathroom.

The property stands on a good sized, level plot and benefits from a larger than average, detached garage. It is found within a well regarded, established, residential location in a cul de sac setting and gains good access to local schools and easy, vehicular access into Mansfield town centre with all of its facilities.

The property is offered at a competitive price when due consideration is given to the value that fully modernised properties in this area command. It is now vacant. As such, early possession is available (subject only to formal completion) since there will be no "chain" forming above.

We warmly invite an early inspection to be made.

ACCOMMODATION

The main accommodation with approximate room sizes may be more fully described as follows:

GROUND FLOOR:

FULLY ENCLOSED STORM PORCH

ENTRANCE HALL 6'4" x 12'3" (1.95m x 3.75m)

Staircase giving access to the first floor accommodation, central heating radiator and understairs storage cupboard.



LOUNGE 12'3" x 13'3" into bay (3.75m x 4.05m into bay)

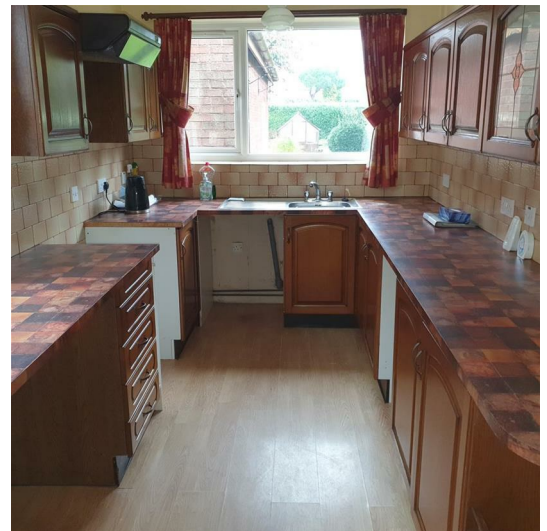
Living flame gas fire set within the original fire surround. Double glazed bay window. Central heating radiator.

**DINING ROOM 11'2" x 12'8" (3.42m x 3.88m)**

Wall mounted gas fire, double glazed window and central heating radiator.

**EXTENDED KITCHEN 9'8" x 16'2" (2.95m x 4.93m)**

Equipped with stainless steel single drainer sink unit, base and wall mounted storage cupboards, double glazed windows to two elevations. Central heating radiator.

**FIRST FLOOR:****LANDING**

With double glazed window and original Caledonian pine doors to all rooms.

BEDROOM 11'5" x 11'4" (3.48m x 3.46m)

Double glazed window and central heating radiator.

**BEDROOM 11'5" x 12'9" (3.48m x 3.91m)**

With double glazed window, central heating radiator and a run of fitted wardrobes.

**BEDROOM 7'4" x 7'1" (2.25m x 2.17m)**

A good sized third bedroom with double glazed window, central heating radiator and wall mounted gas boiler.



BATHROOM/WC 9'8" x 7'3" (2.97m x 2.22m)

A large bathroom equipped with a bath with plumbed in shower and screen above, wash hand basin, WC, double glazed window and central heating radiator.

**OUTSIDE**

To the front of the property a wide concrete driveway provides ample off street parking. The front gardens comprise lawns set behind fencing. The driveway extends down the left hand flank of the house and give access to a larger than average, brick/tile detached garage (3.07m x 5.98m) with up and over door. The rear gardens are level and comprise lawns along with flowerbeds, shrubs and a small greenhouse.

**TENURE**

Freehold with Vacant Possession upon completion.

VIEWING

Arranged with pleasure via the sole selling agents.

SERVICES

All mains services are available and connected. Drainage is to the main sewer.

COUNCIL TAX

The local authority is Mansfield District Council. The property is listed within Band B for Council Tax purposes.

ADDITIONAL PHOTOGRAPHS



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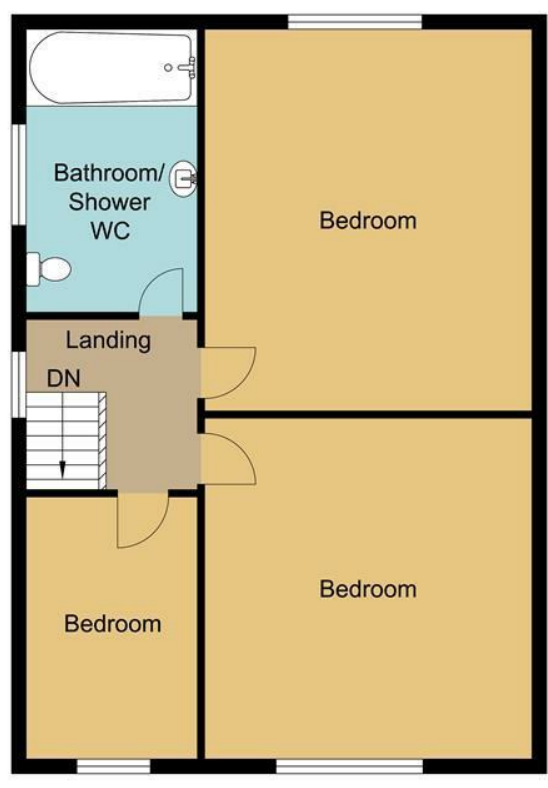




Northfield Drive, Mansfield



Ground Floor



First Floor

DISCLAIMER

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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
 A (92 plus) Very energy efficient - lower running costs B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not energy efficient - higher running costs	81	 A (82 plus) Very environmentally friendly - lower CO ₂ emissions B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20) Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC