



27 Upton Mount, Mansfield NG19 6NL

Offers Around £199,950

PERFECT FOR THE GROWING HOUSEHOLD ! A beautifully maintained home with stylish and practical specification, generous living accommodation complemented by larger than average third bedroom. Great location.

- Well appointed throughout
- Comfortable lounge
- Smart dining kitchen
- Ground floor cloakroom
- Attractive bathroom
- Brick/tiled garage

DESCRIPTION AND SITUATION

The sale of this traditional semi detached home will be of immediate interest to the growing household needing a property that provides practical layout with good sized living accommodation complemented by three excellent sized bedrooms.

The kitchen is equipped with modern fittings and there is plenty of space for family dining. On the first floor there are two double bedrooms plus a larger than average third bedroom.

The gardens are well maintained. A driveway provides ample off street parking and gives access to a detached brick/tiled garage.

The property is found within an established, popular, residential location. It gains easy access to local schools. It lies within a 1.4 mile radius of Mansfield Town Centre with all of its facilities.

The property is now vacant. As such, early possession is readily available (subject only to formal completion) since there will be no "chain" forming above.

An internal inspection is thoroughly recommended to fully appreciate the quality and space on this particular home.

ACCOMMODATION

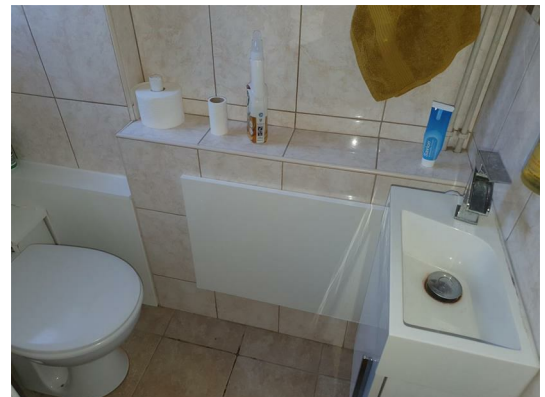
The main accommodation with approximate room sizes may be more fully described as follows:

ENTRANCE HALL 7'3" x 12'11" (2.22 x 3.94)

Attractive Oak flooring, staircase giving access to the first floor accommodation, built in storage cupboard and central heating radiator.

**CLOAKROOM/W.C 5'1" x 2'10" (1.56 x 0.88)**

Equipped with a wash hand basin, W.C, full height tiling to the walls, ceramic floor tiling and double glazed window.



LOUNGE 11'10" x 14'6" (3.63 x 4.44)

Attractive Oak flooring, double glazed upvc oriel window. Central heating radiator and coving to the ceiling.



DINING KITCHEN 19'7" x 9'11" (5.99 x 3.03)

Refurbished with modern, White high gloss fronted units including a stainless steel one and a half bowl single drainer sink unit, four ring gas hob/oven with extractor fan above, plumbing for dishwasher. Ample space for a dining table. Central heating radiator, understairs storage cupboard, double glazed window, double glazed patio door leading to rear gardens.



ADDITIONAL DINING KITCHEN PHOTOS



FIRST FLOOR

LANDING

With in built storage cupboard. Hatch to the roof space that contains the gas boiler and access by means of a sliding loft ladder.

BEDROOM 11'11" x 14'6" (3.64 x 4.42)

Double glazed window, central heating radiator.



BEDROOM 9'10" x 10'0" (3.02 x 3.05)

Double glazed window and central heating radiator.



BEDROOM 7'2" x 9'3" (2.2 x 2.82)

An excellent sized third bedroom with fitted wardrobe, central heating radiator, double glazed window.



BATHROOM 6'2" x 5'5" (1.9 x 1.66)

Refurbished with a modern suite comprising a spa bath with plumbed in shower and screen above. Wash hand basin, full height tiling to the walls, ceramic floor tiling, Chrome radiator and double glazed window.



SEPARATE W.C 5'3" x 2'8" (1.62 x 0.82)

Equipped with low level W.C, ceramic floor tiling and double glazed window.

OUTSIDE

The property is set well back from the road by means of a deep forecourt mainly covered in gravel capable of parking additional vehicles if needed. A driveway provides ample off street parking. To the rear of the property there is a detached brick/tiled garage. There is an attached brick built utility store with plumbing for washer. A rear garden comprises a paved patio along with lawns, flower beds and shrubs surrounded by walls/fencing.



ADDITIONAL OUTSIDE PHOTOS**TENURE**

Freehold. Vacant possession on completion.

VIEWING

Arranged with pleasure by the sole selling agents.

SERVICES

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

COUNCIL TAX BAND - B

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