



**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.

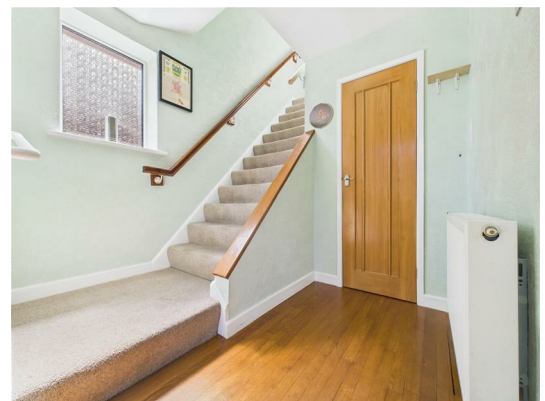
An internal inspection is thoroughly recommended to fully appreciate the quality and space on this particular home.

## ACCOMMODATION

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

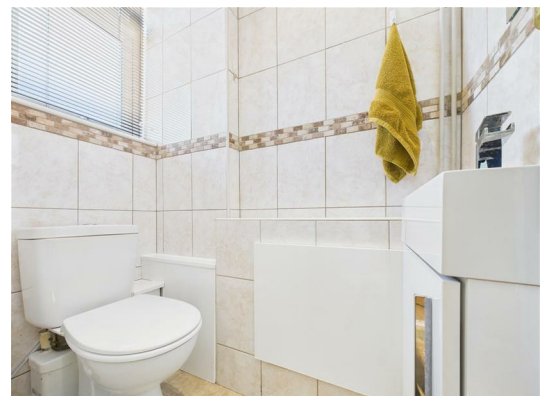
### ENTRANCE HALL 10'6 x 3'11 (3.20m x 1.19m)

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 2'11 (1.55m x 0.89m)

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





**LOUNGE 14'6 x 11'11 (4.42m x 3.63m)**

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



**DINING KITCHEN 19'7 x 9'7 (5.97m x 2.92m)**

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.

**FIRST FLOOR****LANDING 9'3 x 9'4 (2.82m x 2.84m)**

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 ONE 14'6 x 11'10 (4.42m x 3.61m)**

Double glazed window, central heating radiator.



**BEDROOM TWO 9'11 x 9'10 (3.02m x 3.00m)**

Double glazed window and central heating radiator.



**BEDROOM THREE 7'5 x 7'2 (2.26m x 2.18m)**

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



**BATHROOM 6'3 x 5'6 (1.91m x 1.68m)**

Refurbished with a modern suite comprising a spa bath with plumed 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 5'6 x 2'8 (1.68m x 0.81m)**

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.

**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**



