



27 Fallow Way, Mansfield, Nottinghamshire,  
NG18 6AL

£250,000

Tel: 01623 626990

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Detached House
- En Suite & Family Bathroom
- Kitchen/Diner with Integrated Appliances
- South West Facing to Rear
- Corner Plot
- Three Bedrooms
- Separate Lounge
- Superb Landscaped Rear Garden
- Tandem Length Driveway
- End of a Cul-De-Sac Position

A modern three bedroom detached house completed in 2020 occupying a corner plot position with a superb, south west facing landscaped rear garden.

The property is presented in excellent condition throughout with gas central heating, UPVC double glazing and Amtico flooring throughout the majority of the ground floor. The ground floor accommodation comprises an entrance hall, downstairs WC, lounge, kitchen/diner with integrated appliances and a utility. The first floor landing leads to a master bedroom with en suite, two further bedrooms and a family bathroom.

### OUTSIDE

The property occupies a corner plot position at the end of a cul-de-sac with gardens extending to the front and side mainly laid to lawn with plants and shrubs. To the rear of the property, there is a superb, south west facing landscaped rear garden featuring a porcelain patio with pergola which is available to purchase by separate negotiation. Beyond here, a gravel and porcelain path leads to a central lawn and gravel patio at the end of the garden. There is a side gate leading round to the tandem length driveway to the rear.

A FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

With radiator, Amtico herringbone floor and stairs to the first floor.

### DOWNSTAIRS WC

5'5" x 3'3" (1.65m x 0.99m)

Having a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Radiator and Amtico herringbone floor.

### LOUNGE

16'11" x 9'6" (5.16m x 2.90m)

A lovely dual aspect reception room with feature panelling to two walls, radiator and double glazed windows to the front and two to the side elevation.

### KITCHEN/DINER

16'11" x 9'0" (5.16m x 2.74m)

Having modern high gloss handleless cabinets comprising wall cupboards, base units and drawers with work surfaces over. Inset stainless steel sink with drainer and mixer tap. Integrated single electric oven, four ring gas hob and extractor hood above. Integrated dishwasher. Integrated fridge/freezer. Cupboard housing gas central heating boiler. Radiator,

Amtico herringbone flooring, double glazed windows to the front and rear elevations and French doors leading out onto the south west facing landscaped rear garden.

### UTILITY

6'7" x 4'11" (2.01m x 1.50m)

Having base units and wood effect work surfaces. Integrated washer/dryer, Amtico herringbone floor and understairs storage cupboard.

### FIRST FLOOR LANDING

With radiator and double glazed window to the rear elevation.

### MASTER BEDROOM 1

10'4" x 9'0" (3.15m x 2.74m)

(Plus door reveal 5'3" x 3'11"). With radiator and double glazed windows to the front and rear elevations.

### EN SUITE

7'4" max x 4'8" (2.24m max x 1.42m)

Having a modern three piece white suite comprising a tiled shower enclosure. Pedestal wash hand basin with mixer tap. Low flush WC. Radiator, extractor fan and obscure double glazed window to the front elevation.

### BEDROOM 2

12'11" max x 10'1" (3.94m max x 3.07m)

With radiator, built-in storage cupboard and double glazed window to the front elevation.

### BEDROOM 3

8'9" x 6'9" (2.67m x 2.06m)

With radiator and double glazed window to the front elevation.

### FAMILY BATHROOM

7'2" x 5'6" (2.18m x 1.68m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and electric Mira shower over. Pedestal wash hand basin with mixer tap and tiled splashbacks. Low flush WC. Part tiled walls, extractor fan, radiator and obscure double glazed window to the front elevation.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

**MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.









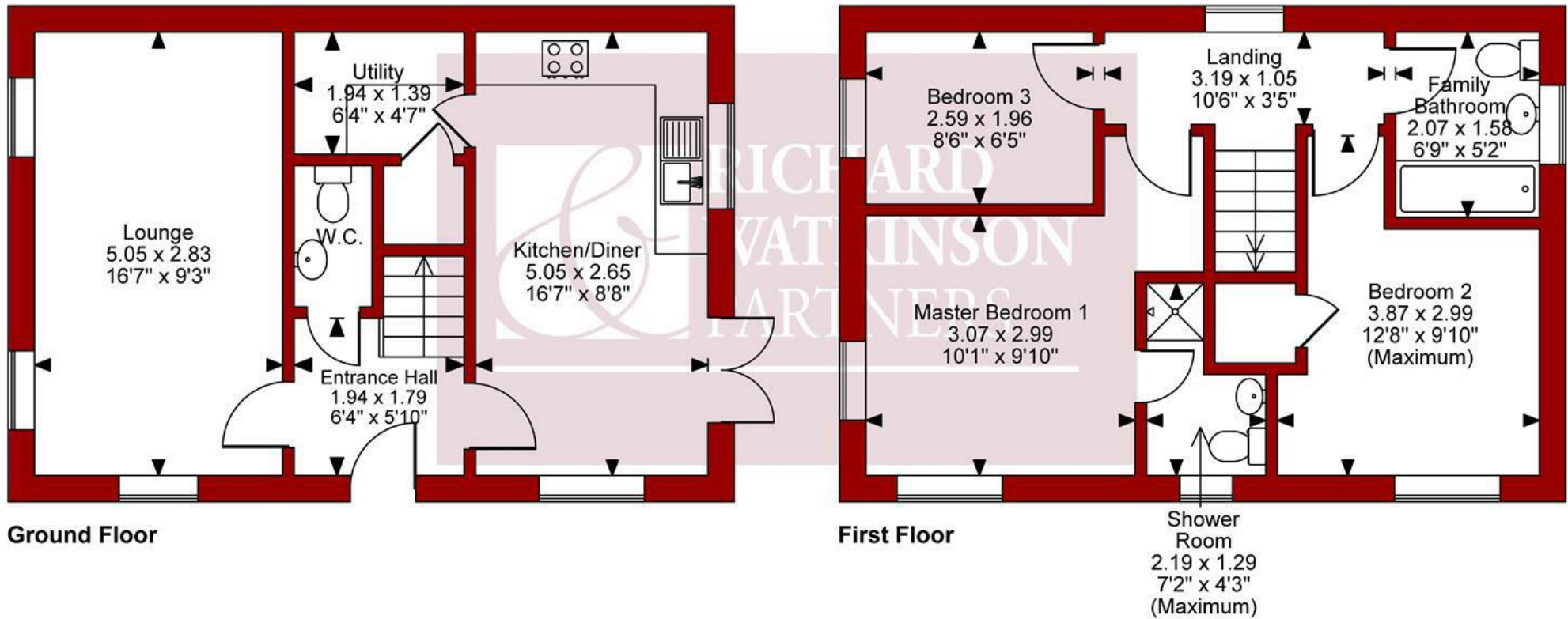








Fallow Way, Mansfield  
Approximate Gross Internal Area  
78 SQ M/834 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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



*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. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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