



# **lighthouse**

**estate agents**



**4 Cape Street, Nottinghamshire, NG18 5LX**

**Offers In The Region Of £189,000**

Lighthouse Estate Agents are pleased to offer this fully refurbished charming semi-detached house located at Cape Street in the heart of Mansfield, Nottinghamshire. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or those seeking a peaceful retreat.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings with family.

The room is filled with natural light, enhancing the overall sense of space and comfort.

The house boasts a kitchen dining area, three well-proportioned bedrooms, each offering a tranquil space for rest and relaxation. These rooms are versatile and can easily accommodate various furniture arrangements, making them suitable for both adults and children alike.

The property features a well-appointed bathroom, designed for both functionality and comfort. It provides all the necessary amenities to cater to your daily needs.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, ensuring that everything you need is just a short distance away. The surrounding area offers a pleasant community feel, making it an excellent choice for those looking to settle down.

In summary, this semi-detached house at Cape Street is a wonderful opportunity for anyone seeking a comfortable and inviting home in Mansfield. With its spacious living areas, three bedrooms, and convenient location, it is sure to meet the needs of modern living. Do not miss the chance to make this lovely property your own. No Upward Chain

**Entrance Hall 14'3" x 6'1" (4.35 x 1.87)**



**First Floor Landing 6'1" x 9'2" (1.87 x 2.80)**



**Reception Lounge 12'2" x 14'8" (3.71 x 4.48)**



**Bedroom One 12'1" x 14'2" (3.69 x 4.34)**



**Kitchen Diner 18'3" x 11'1" (5.57 x 3.38)**



**Rear Porch 6'0" x 3'1" (1.85 x 0.95)**



**Bedroom Two 12'0" x 9'10" (3.67 x 3.00)**



**Downstairs W.C. 4'9" x 2'7" (1.47 x 0.79)**

**Boiler Room 5'8" x 2'7" (1.73 x 0.79)**

### Bedroom Three 10'2" x 7'11" (3.10 x 2.42)



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.

### Family Bathroom 5'7" x 6'1" (1.72 x 1.86)



### Enclosed Rear Garden



### Driveway & Front Garden



### Agents Disclaimer

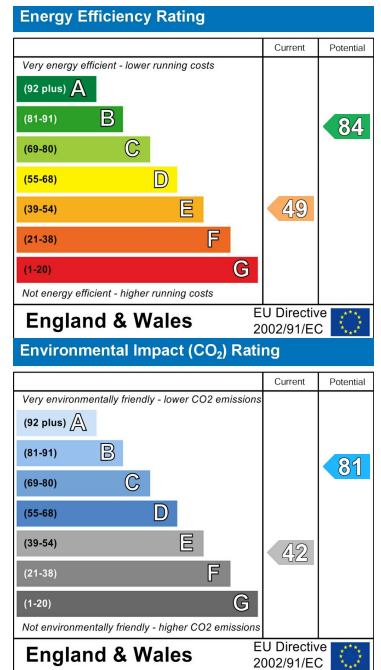
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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