



62 Westfield Lane, Mansfield

£750 PCM Freehold

Charming two bedroom mid-terrace near town centre with cosy living area, good size kitchen, modern bathroom, off street parking, and ready to move in. Book your viewing today.

Council Tax band: A

Tenure: Freehold

Step inside this charming two bedroom mid-terraced house, perfectly positioned just a short stroll from the heart of town, making every-day errands and weekend outings a breeze. The welcoming living area offers a cosy space to relax or entertain, leading through to a good size kitchen that's ideal for home cooks and casual dining alike. Upstairs, you'll find two comfortable bedrooms, whether you need a peaceful retreat or a versatile home office. The modern bathroom is on the first floor. Practical touches like off street parking at the rear mean you'll never have to worry about finding a space after a busy day. This home is ready to move straight into, offering a fantastic blend of convenience, comfort, and style. If you're searching for a place that feels just right from the moment you walk in, this could be your perfect match. Book your viewing today to see all this lovely property has to offer.





Lounge

10' 10" x 11' 9" (3.29m x 3.58m)

A comfortable reception room positioned to the front aspect, featuring a uPVC double-glazed window, central heating radiator, decorative fireplace and neutral décor. An open archway provides access through to the kitchen, creating a welcoming flow between the living spaces.

Kitchen

11' 6" x 11' 9" (3.50m x 3.58m)

A generously sized breakfast kitchen fitted with a range of shaker-style wall and base units complemented by contrasting work surfaces and tiled splashbacks. The kitchen incorporates an electric hob with extractor canopy above and oven below, together with a stainless steel sink and drainer. There is plumbing and space for an automatic washing machine, a wall-mounted combination boiler, a central heating radiator and a fully tiled floor. Additional storage cupboards are located to the rear of the kitchen, along with useful under-stairs storage. A uPVC door provides access to the rear yard.



Bedroom One

11' 0" x 11' 11" (3.35m x 3.62m)

A well-proportioned double bedroom situated to the front aspect, featuring a uPVC double-glazed window, fitted carpet, central heating radiator and neutral décor.

Bedroom Two

11' 7" x 5' 11" (3.54m x 1.80m)

Located to the rear aspect, this good-sized second bedroom benefits from a uPVC double-glazed window, fitted carpet, central heating radiator and tasteful décor.





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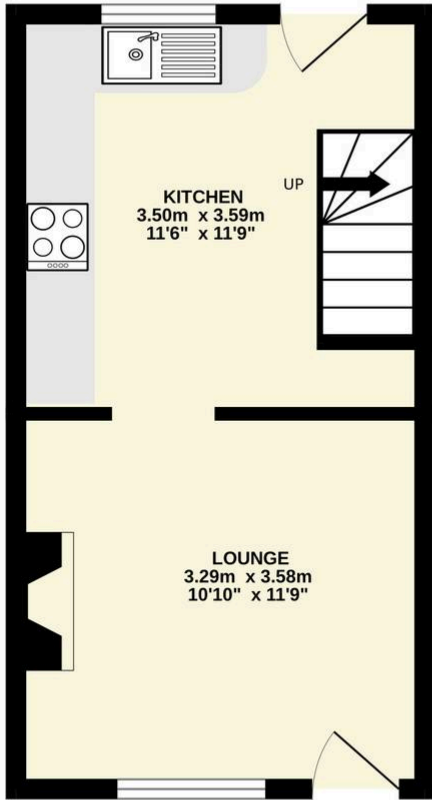
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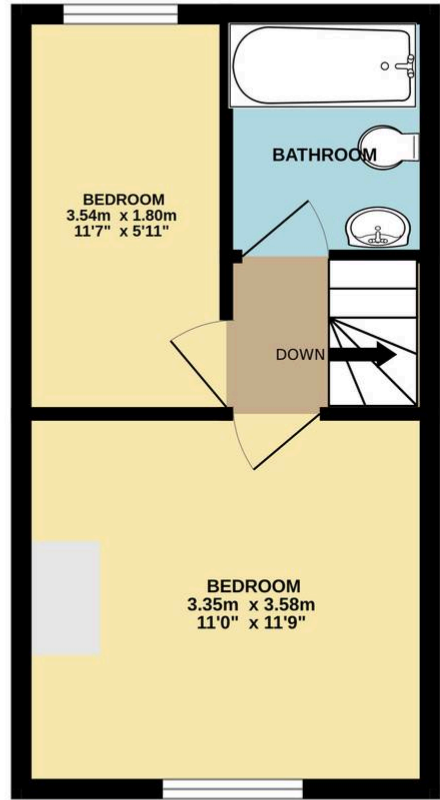
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GROUND FLOOR
23.8 sq.m. (257 sq.ft.) approx.



1ST FLOOR
24.4 sq.m. (262 sq.ft.) approx.



TOTAL FLOOR AREA: 48.2 sq.m. (519 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

