

9 LINNET DRIVE
MANSFIELD

£850 Per

An extended and modernised two-bedroom semi-detached house, situated in a popular residential area of Mansfield. The property comprises one double bedroom and one single bedroom. Externally, the property benefits from a block-paved driveway providing off-road parking and a low-maintenance rear garden.





• Extended property • Modernised throughout • Popular residential estate • Integrated appliances • Lounge & separate dining area

Lounge
The lounge is well-presented with neutral decor and oak-effect laminate flooring. Modern fitted fireplace as an attractive focal point.

Kitchen
Open plan modern fitted kitchen with high gloss wall and base units, fitted hob, extractor hood, microwave and freestanding American fridge/freezer (not maintained by the landlord) The kitchen opens onto a large extended dining area.

Dining room
Following on from the kitchen is the dining area with laminate flooring, and patio doors onto the rear garden. The room provides plenty of natural light and is an ideal space for hosting.

Bedroom 1
Double bedroom with fitted wardrobe space. Neutral decor with fitted carpet.

Bedroom 2
The second bedroom would be ideal as a home office / dressing area or single bedroom. Following the same neutral decor throughout as the main bedroom.

Bathroom
Contemporary bathroom with P shape bath and shower over. Frosted glass window. Large beige stone effect tiles covering the walls and floor.

Garden
Spacious low maintenance rear garden with gravel. Paved area surrounds the extension creating an ideal spot for outdoor seating.

Material Information
Electricity and gas supply: Mains connection.
Water and sewerage status: Mains connection.
Heating and hot water status: Gas central heating via a combi boiler.
Broadband and mobile phone coverage: see checker.ofcom.org.uk.
Flood risk in this location: Surface water = Very Low
River/Sea = Very Low
Flood risk from Groundwater = This location is outside of a groundwater flood alert area
Flooding from reservoirs = Unlikely in this area.
Coal mining area location: located on a coalfield.
Council: Mansfield District Council
Any planning permission in the area: see mansfield.gov.uk/planning

Terms and Conditions
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Costs to move into this property = £196.00 Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards balance of move in monies if tenancy goes ahead).
Tenancy deposit, equivalent to 5 weeks rent, being £980 First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.



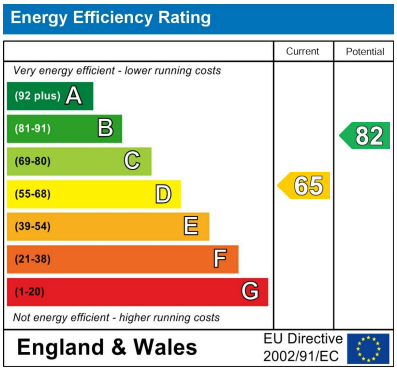


• Contemporary bathroom suite • Driveway • Low maintenance garden • Mansfield town centre is within easy reach • Council tax band = A









EPC Rating: D Council Tax Band: A

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

kingswood residential investment management