

property details **approval form**

98 Mansfield Road, Underwood, Nottingham, Nottinghamshire, England, NG16 5FE

Date: 09 July 2026

Property Ref and Version: KBY110165 - 0001

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£204,000

Tenure: Freehold

>> **key features**

- > SEMI DETACHED FAMIY HOME
- > TWO DOUBLE BEDROOMS
- > GARAGE
- > LARGE DRIVEWAY
- > CONSERVATORY
- > LARGE REAR GARDEN
- > MODERN KITCHEN
- > EXCELLENT TRANSPORT LINKS
- > EPC Rating: D

>> **short description**

Two double bedroom semi detached family home with large driveway, large rear garden, Conservatory AND Garage! Call now to secure your viewing appointment.

>> **long description**

Offered to the market with no upward chain, this two double bedroom semi-detached home has been thoughtfully modernised throughout, creating a stylish and move-in-ready property ideal for first-time buyers, professional couples, downsizers, or investors alike.

The accommodation briefly comprises a welcoming entrance hall leading to a spacious lounge, featuring a charming wood-burning stove which provides a cosy focal point and creates the perfect space for relaxing and entertaining. To the rear of the property is a stunning recently renovated kitchen diner, fitted with a range of contemporary units and offering ample space for dining. The kitchen flows seamlessly into the conservatory, providing additional versatile living space with attractive views over the rear garden.

To the first floor are two generous double bedrooms and a modern family bathroom, finished to a modern standard with contemporary fixtures and fittings.

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Externally, the property continues to impress with a large driveway providing off-road parking for multiple vehicles, alongside a detached garage offering additional storage or workshop potential. To the rear is a substantial enclosed garden, ideal for families, gardening enthusiasts, or those who enjoy outdoor entertaining.

Conveniently located with excellent transport links, the property offers easy access to local amenities, schools, and commuter routes, making it perfectly positioned for modern-day living.

>> **directions**

>> **Agent Note**

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>> room description

Entrance Hallway

Lounge

14' 7" max x 11' 11" max (4.45m max x 3.63m max)

Kitchen Diner

17' 11" max x 7' 10" max (5.46m max x 2.39m max)

Conservatory

7' 7" max x 7' 3" max (2.31m max x 2.21m max)

Bedroom One

14' 7" max x 9' 6" max (4.45m max x 2.90m max)

Bedroom Two

10' 11" max x 9' 4" max (3.33m max x 2.84m max)

Family Bathroom

Garage

15' 9" max x 8' 2" max (4.80m max x 2.49m max)

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>> **room description**

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>> **property images**



Your William H Brown office: 39 Main Street, Kimberley, NOTTINGHAM, Nottinghamshire, NG16 2NG
T 0115 938 5062 **E** kimberley@williamhbrown.co.uk

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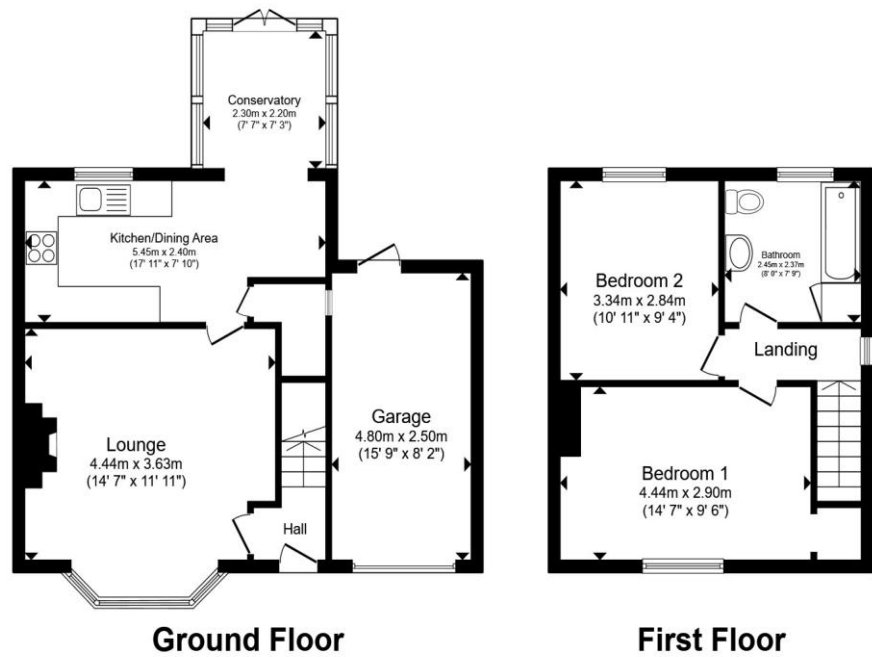
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>> floor plan



Total floor area 87.7 m² (944 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Jared Evason		
Niki Clarke Harron Homes North		