

**Rosna Kitchener Drive  
Mansfield, Nottinghamshire NG18 2JG  
£185,000**

- A THREE BEDROOMED DETACHED PROPERTY, STANDING ON A CORNER PLOT.
- COMBINATION BOILER (2022), UPVC DOUBLE GLAZING AND EICR DATED 01/2026.
- ENTRANCE HALL, WHICH LEADS TO THE LOUNGE WITH REPRODUCTION FIREPLACE.
- COMPRISING TWO DOUBLE BEDROOMS (ONE WITH WARDROBES) AND ONE SINGLE BEDROOM.
- GARDEN TO THE FRONT AND SIDE AND DETACHED GARAGE AND WORKSHOP/SHED TO THE REAR.
- AVAILABLE FOR A LIMITED PERIOD BEFORE OUR CLIENT DECIDES TO RENT THE PROPERTY.
- REDECORATED THROUGHOUT AND NEW CARPETS AND FLOOR COVERINGS.
- SEPARATE DINING ROOM (WITH PANTRY) AND FITTED KITCHEN HAVING BUILT IN APPLIANCES.
- BATHROOM WITH RECENTLY INSTALLED THREE-PIECE WHITE SUITE AND SHOWER ATTACHMENT.
- CONVENIENT LOCATION, WITH LOCAL AMENITIES AND WITHIN 0.5 MILES OF THE TOWN CENTRE.

### Viewing

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

### Directions

Leave Mansfield on Ratcliffe Gate, turning right onto Broxtowe Drive. The property is on the left-hand side, on the corner of Kitchener Drive.

### Entrance Hall

UPVC front door, radiator and stairs rising to the first floor.

### Lounge

**13'6 into bay x 13'6 (4.11m into bay x 4.11m)**

UPVC double glazed bay window. Reproduction fireplace with living flame electric fire. Radiator.



### Dining room

**9'10 x 9'8 plus recess (3.00m x 2.95m plus recess)**

Radiator. UPVC aspect. Built in pantry/store, housing the consumer unit (certificated 01/2026).



### Kitchen

**12'1 x 8'6 (3.68m x 2.59m)**

Having a range of base and eye level fitments,

work surfaces and stainless-steel sink unit and single drainer. Built in appliances including, electric oven with induction hob, cooker hood, washing machine and upright fridge/freezer. Triple UPVC aspect, UPVC back door, radiator and tiled flooring.



### Landing

UPVC elevation.

### Bedroom 1

**11'0 x 10'0 (3.35m x 3.05m)**

Radiator. UPVC double glazed elevation.



### Bedroom 2

**11'2 x 10'0 into wardrobes (3.40m x 3.05m into wardrobes)**

Fitted wardrobes to one wall. Cupboard housing the combination boiler, fitted in 2022. Radiator. UPVC double glazed elevation.



### Bedroom 3

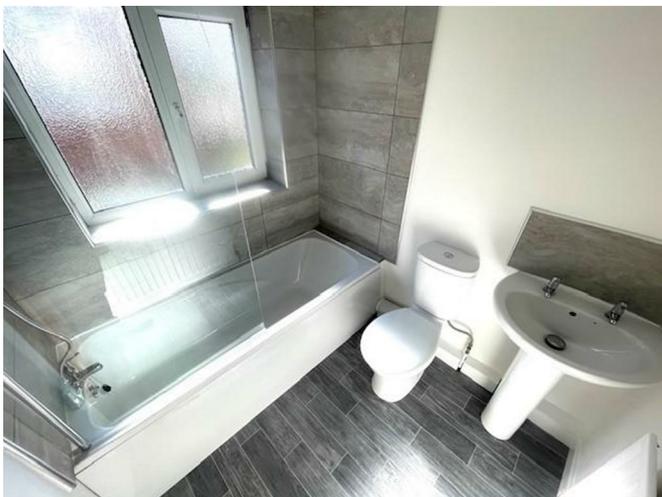
7'2 x 6'5 (2.18m x 1.96m)

Loft access. Radiator. UPVC double glazed aspect.



### Bathroom

Modern suite comprising panelled bath with shower attachment, wash hand basin and WC. Tiled bath surround, radiator and UPVC obscure glaze.



### Outside

The property stands on a corner plot, with gardens to the front and side. To the rear, there is a workshop and detached sectional garage. Outside WC.



The property is in council tax band B (Mansfield District Council).

### FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5874/27/03/26

