



**12 Muirfield Way**  
**Mansfield Woodhouse, Nottinghamshire NG19 9EH**  
**£310,000**

- A FOUR BEDROOMED DETACHED PROPERTY, WELL PRESENTED THROUGHOUT
- ENTRANCE PORCH, HALLWAY AND GROUND FLOOR CLOAKS WITH WC AND HAND BASIN
- SEPARATE DINING ROOM, FITTED KITCHEN (OVEN AND HOB) AND UTILITY ROOM
- THREE MORE BEDROOMS AND BATHROOM INCLUDING THREE PIECE SUITE AND MAINS SHOWER
- GOOD SIZED REAR GARDEN WITH A LARGE AREA OF DECKING AND AN EXPANSE OF LAWN
- ACCOMMODATION INCLUDES GAS HEATING AND UPVC DOUBLE GLAZING
- LOUNGE WITH BAY WINDOW TO THE FRONT AND FIREPLACE WITH TILED HEARTH AND INSERT
- MAIN BEDROOM WITH FITTED WARDROBES AND ENSUITE WITH BATH, WASH BASIN AND WC
- GARDEN AND DRIVEWAY, LEADING TO THE GARAGE, CURRENTLY DIVIDED INTO TWO AREAS
- WELL REGARDED LOCATION, SITUATED JUST OFF THE A60 AND WITH EXCELLENT TRANSPORT LINKS

## VIEWING:

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

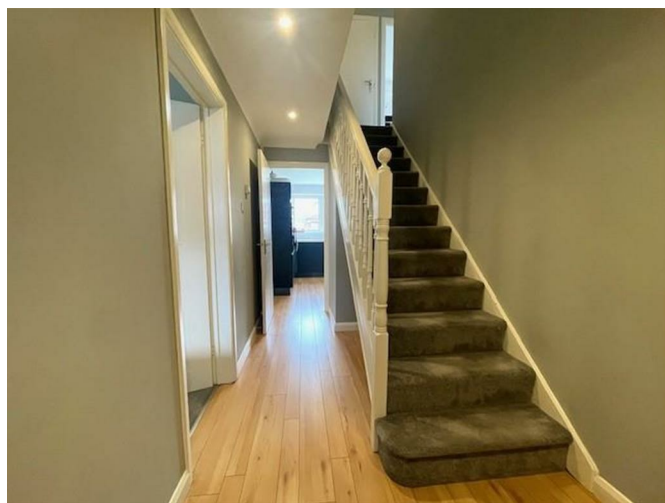
## DIRECTIONS:

From Mansfield, take the A60 Woodhouse Road, which then becomes Leeming Lane South, then Leeming Lane North. Turn left onto The fairways and left onto Muirfield Way.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Composite front door, radiator and laminate flooring.



### LOUNGE

17'2 x 11'4 (5.23m x 3.45m)

UPVC double glazed bay window to the front. Ornamental fire place with tiled hearth and insert. Contemporary, glazed doors with access to the dining room.



### DINING ROOM

10'7 x 10'3 (3.23m x 3.12m)

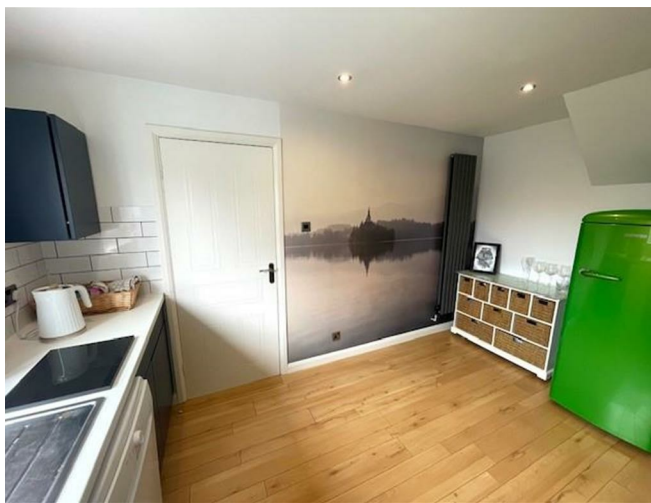
UPVC patio doors leading to the rear garden. Radiator.



### BREAKFAST KITCHEN

12'9 x 10'4 (3.89m x 3.15m)

Including a range of base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, separate gas hob and cooker hood. Upright radiator, downlighters and UPVC rear window.



### UTILITY

7'9 x 5'6 (2.36m x 1.68m)

Fitted work top, wall mounted boiler, radiator and UPVC door and window.



### CLOAKS

WC, wash hand basin, radiator and obscure glaze window.



## FIRST FLOOR

### LANDING

Two fitted cupboards, one with radiator. Access to the loft space.

### BEDROOM ONE

**14'6 x 13'10 (4.42m x 4.22m)**

Having fitted wardrobes to one wall. Double UPVC aspect to the front elevation. Radiator. Downlighters above the bedhead.



### EN SUITE

Comprising paneled bath with mixer shower over, wash hand basin and WC. Fully tiled bath surround, obscure glaze window and radiator.



## BEDROOM TWO

**11'8 x 8'9 (3.56m x 2.67m)**

Radiator. UPVC double glazed front elevation.



## BEDROOM THREE

**10'8 x 9'1 (3.25m x 2.77m)**

UPVC double glazed rear elevation. Radiator.



## BEDROOM FOUR

**9'0 x 7'6 increasing to 10'6 (2.74m x 2.29m increasing to 3.20m)**

Radiator. UPVC double glazed rear elevation.



### **BATHROOM**

Including bath with mains shower attachment, wash hand basin within vanity unit and WC. Full and half tiling to the walls. Downlighters, tiled flooring, radiator and UPVC obscure glaze.



### **OUTSIDE**

There is a lawned garden to the front of the property and driveway, with access to the garage, which currently has an internal partition wall, dividing into two. The enclosed rear garden is of a reasonable size for a more modern property. It has a lawn and a large area of decking.



The property is in council tax band D (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**

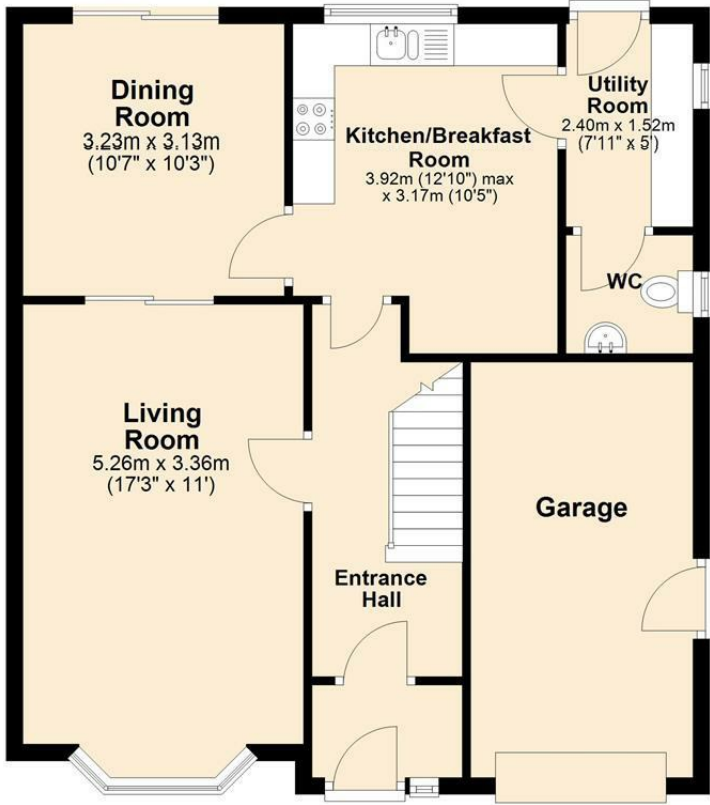
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5867/16.03.2026

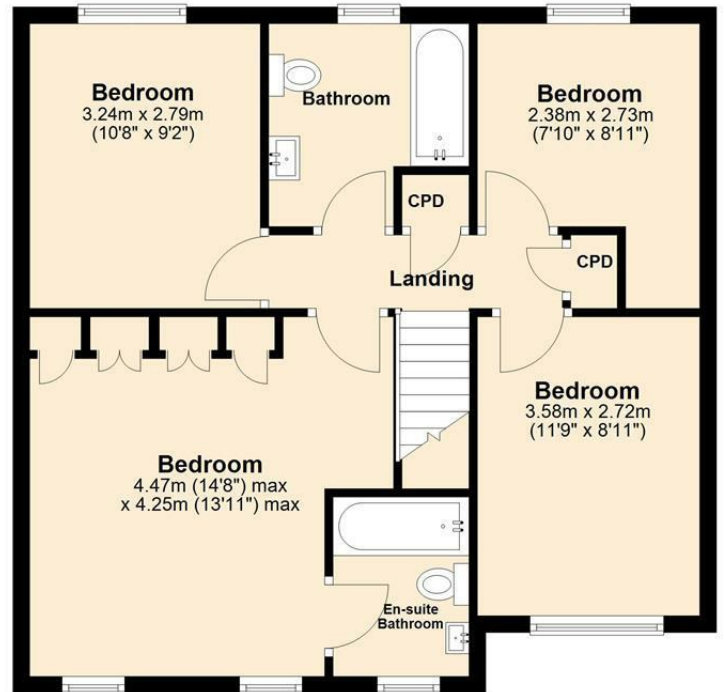
### Ground Floor

Approx. 71.0 sq. metres (763.9 sq. feet)



### First Floor

Approx. 60.4 sq. metres (649.9 sq. feet)



Total area: approx. 131.3 sq. metres (1413.8 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>74</b>	<b>78</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	

