



Offers Over £230,000 Freehold

5 MANSFIELD ROAD | PAPPLEWICK | NOTTINGHAM | NG15 8FJ

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THE ONE YOU'VE BEEN WAITING FOR!... Located in the charming village of Papplewick, Nottingham, this delightful semi-detached cottage offers a perfect blend of character and modern living. The location is ideal for those seeking a peaceful retreat while still being within easy reach of local amenities and transport links. With its quaint exterior and inviting atmosphere, this property is sure to capture your heart.

Upon entering the ground floor, you are greeted by two spacious reception rooms that provide ample space for relaxation and entertaining. The dining room is perfect for family meals, while the living room offers a cosy setting for unwinding after a long day. The well-appointed kitchen is conveniently located, leading to a lovely conservatory that fills the home with natural light and provides a seamless connection to the outdoors.

Venturing upstairs, you will find a unique layout that begins with a staircase leading directly into a charming dressing room. From here, a door opens into the main bedroom, which boasts a warm and inviting atmosphere. Ascending another set of stairs, you will discover the second bedroom nestled in the roof space, offering a sense of privacy and tranquillity. The first-floor bathroom is easily accessible, providing all the necessary amenities for comfortable living.

Outside, the property features a well-maintained garden that is perfect for enjoying the fresh air. Additionally, there is a gym, providing an excellent opportunity for fitness enthusiasts to maintain an active lifestyle without leaving the comfort of home. This cottage truly offers a wonderful living experience in a picturesque setting, making it an ideal choice for those looking to settle in Papplewick.





Dining Room 9'8" x 9'10"

Dining room on entrance with solid wood flooring, central heating radiator and access to the kitchen and living room.

Living Room 12'5" x 10'7"

Carpeted living room featuring a central heating radiator, feature fireplace, a bay window to the front elevation, and an additional window to the side, allowing plenty of natural light.

WC

Low flush WC.

Kitchen 10'8" x 8'3"

Kitchen with tiled flooring, matching cabinets, and ample worktop space. It features integrated appliances with room for additional units, an inset sink, a side

window, and patio doors leading to the conservatory.

Conservatory 8'0" x 9'1"

Laminate flooring with surrounding windows and doors leading to the rear garden.

Landing/Dressing Room 9'3" x 13'8"

Landing leading straight into a versatile carpeted area that is currently being used as a dressing room with built in wardrobes, space for a desk etc... window to the side elevation and door leading onto the balcony.

Bedroom One 12'5" x 10'7"

Master bedroom with access through the dressing room area, carpeted flooring, built in wardrobes, central heating radiator



and windows to the front and side elevation.

Room In Room 12'6" x 9'10"

This room in roof; accessed via the second staircase, is a carpeted room with Velux windows and side elevation windows. It features a built-in wardrobe and eaves storage. A versatile space, it could be used as a bedroom, additional sitting room, or home office.

Bathroom 5'4" x 8'1"

Three piece suite with feature red tiling, a bath, low flush WC and hand wash basin. Windows to the front and side elevation.

Gym 17'0" x 7'3"

Large outbuilding space currently being used as a gym, with patio doors to the garden and windows to the side elevation.

Outside

Large driveway to the front/side elevation providing ample parking, complemented by a decorative garden with plants and shrubs. To the rear, a beautifully maintained garden features a pergola, artificial lawn, patio area, decorative planting, and a gym





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		39	70
England & Wales		EU Directive 2002/91/EC	

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