



# **lighthouse**

**estate agents**



**29 Tintagel Way, Mansfield, NG19 6FS**

**Offers In The Region Of £320,000**

Lighthouse Estate Agents are pleased to offer this impressive five bedroomed, two bathroom detached house offers a perfect blend of space and comfort, making it an ideal family home. With five generously sized bedrooms, there is ample room for everyone to enjoy their own private space. The property boasts two well-appointed bathrooms, ensuring convenience for busy mornings and family life.

The layout of the house is thoughtfully designed, providing a welcoming atmosphere that is perfect for both relaxation and entertaining. The spacious living areas are filled with natural light, creating a warm and inviting environment. The kitchen is well-equipped, making it a delightful space for culinary enthusiasts to prepare meals and gather with loved ones.

Outside, the property features a lovely garden, offering a tranquil retreat for outdoor activities or simply enjoying the fresh air. The detached nature of the house provides added privacy, making it a peaceful haven in a friendly neighbourhood.

Located in Mansfield, this home benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, providing convenient access to transport links for those commuting to nearby towns.

In summary, this five-bedroom detached house on Tintagel Way is a fantastic opportunity for families seeking a spacious and comfortable home in a desirable location. With its generous living space, modern amenities, and lovely outdoor area, it is sure to impress. Do not miss the chance to make this wonderful property your new home.



**Entrance Hall 16'6" x 6'2" (5.05 x 1.9)**



**First Floor Landing 8'8" x 9'9" (2.65 x 2.98)**



**Reception Lounge 15'2" x 10'8" (4.63 x 3.26)**



**Kitchen Diner 21'5" x 10'2" (6.53 x 3.1)**

**Utility Room 6'3" x 5'4" (1.93 x 1.65)**



**Master Bedroom 13'5" x 10'8" (4.1 x 3.26)**



**Master En-Suite 7'8" x 3'8" (2.34 x 1.14)**



**Downstairs W.C. 5'4" x 3'0" (1.63 x 0.92)**



**Bedroom Two 11'5" x 10'7" (3.48 x 3.25)**

**Bedroom Three 6'11" x 10'2" (2.12 x 3.10)**

**Bedroom Four 10'2" x 9'3" (3.1 x 2.83)**

**Bedroom Five 7'1" x 5'4" (2.18 x 1.65)**

### Family Bathroom 9'3" x 5'4" (2.82 x 1.65)



### Enclosed Rear Garden



### Driveway & Garage

#### Agents Disclaimer

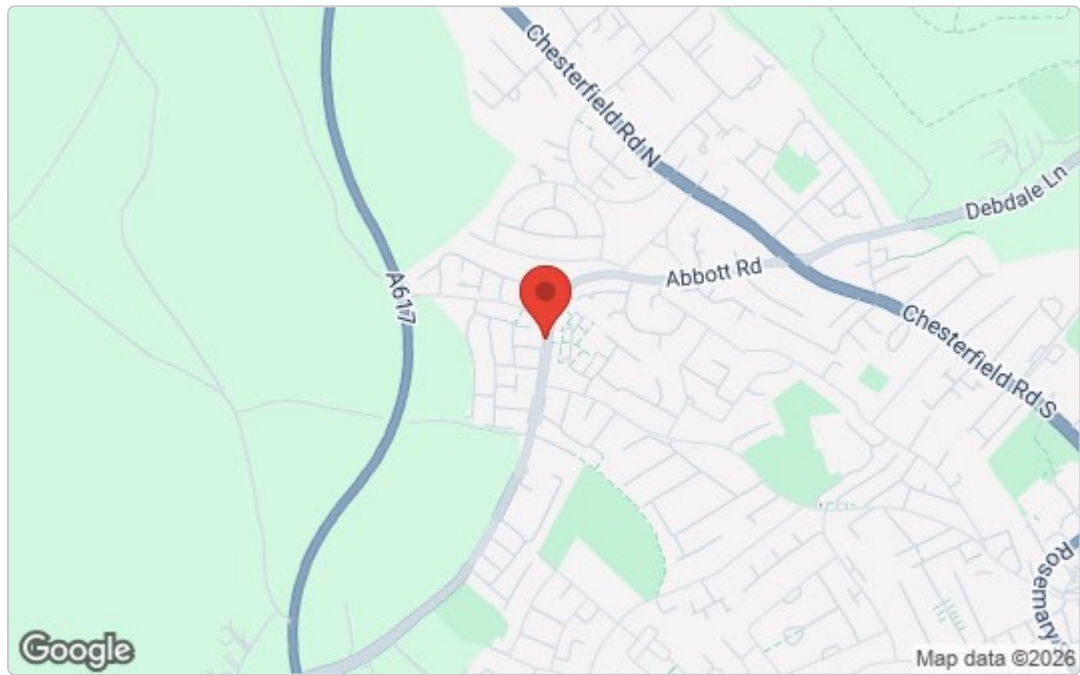
Agents Disclaimer: Lighthouse Estate Agents & Lettings, their clients and employees 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Lighthouse Estate Agents & Lettings have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. Lighthouse Estate Agents & Lettings require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to Lighthouse Estate Agents & Lettings removing a property from the market and instructing solicitors for your purchase.

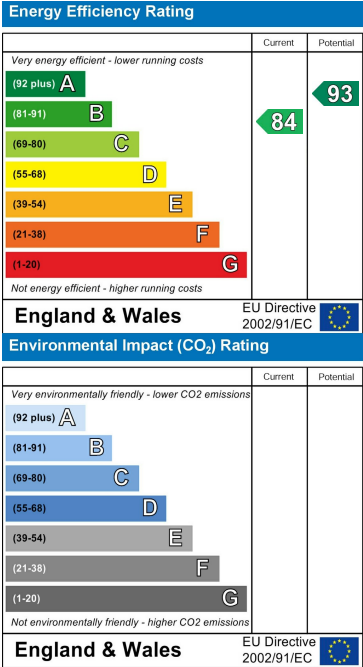


Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

