



Mansfield Road  
Underwood Nottingham

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edwards



# Mansfield Road Underwood Nottingham NG16 5FE

for sale  
**£230,000**



## Property Description

We are pleased to present this well-presented two-bedroom semi-detached property in the popular location of Underwood. Mansfield Road is ideally situated within easy reach of local amenities including shops, schools, bus routes and major road links.

The accommodation briefly comprises an entrance hallway with stairs rising to the first floor and access to the lounge. The lounge is positioned to the front of the property and benefits from a bay window and laminate flooring. To the rear, the modern recently fitted kitchen is equipped with a range of wall and base units, worktop space, integrated dishwasher and an inset composite sink and drainer. The kitchen also provides access to the conservatory, creating an excellent space for family living and entertaining. A useful utility room and separate WC offer practicality.

The conservatory overlooks the rear garden and enjoys French doors opening onto the patio area. To the first floor are two well-proportioned bedrooms and a family bathroom fitted with a bath, wash hand basin and WC.

The property benefits from UPVC double glazing and gas central heating.

Externally, the property sits back from the road behind a lawned frontage and benefits from ample off-road parking via a shared driveway leading to a detached garage. To the rear is an enclosed garden, mainly laid to lawn with a paved patio, mature trees, bushes, greenhouse and shed. The garden enjoys outstanding countryside views and must be viewed to be fully appreciated.

## Hallway

Accessed via a door to the front elevation, the hallway provides stairs rising to the first floor and a door leading into the lounge.

## Lounge

Having a double glazed bay window to the front elevation, coving to the ceiling, laminate flooring and a door leading through to the kitchen.

## Kitchen

A modern and recently fitted kitchen comprising a range of wall and base units with work surfaces over, inset composite sink and drainer with mixer tap, cooker point and tiled splashbacks. Benefitting from integrated dishwasher, coving to the ceiling, laminate flooring, double glazed window to the rear elevation and doors leading to the conservatory.

## Utility

Having a double glazed window to the side elevation, tiled walls, carpet flooring, wall mounted boiler and space for a fridge freezer and washing machine.

## Wc

Fitted with a ceramic low-level WC and carpet flooring.

## Conservatory

Constructed of UPVC and brick with double glazed windows, carpet flooring and double glazed French doors opening onto the rear garden.

## Landing

Providing access to both bedrooms, loft access and the family bathroom.

## Bedroom One

Having a double glazed window to the front elevation, laminate flooring, and a radiator.

## Bedroom Two

Featuring a double glazed window to the rear elevation, carpet flooring and a radiator.

## Bathroom

Comprising a bath, pedestal wash hand basin and WC. Finished with laminate flooring, partly tiled walls, radiator, airing cupboard and a double glazed obscured window to the rear elevation.

## Loft Space

Partly boarded with lighting

## Externals

To the front, a long shared driveway provides ample off-road parking and access to the detached garage and rear garden. There is also a lawned frontage.

A generous enclosed rear garden, mainly laid to lawn with a paved patio area, raised pond, mature trees and bushes, greenhouse, shed and hedge boundaries. The garden enjoys outstanding countryside views.

## Garage

Detached single garage with double doors, providing excellent storage or additional parking.

## Agents Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



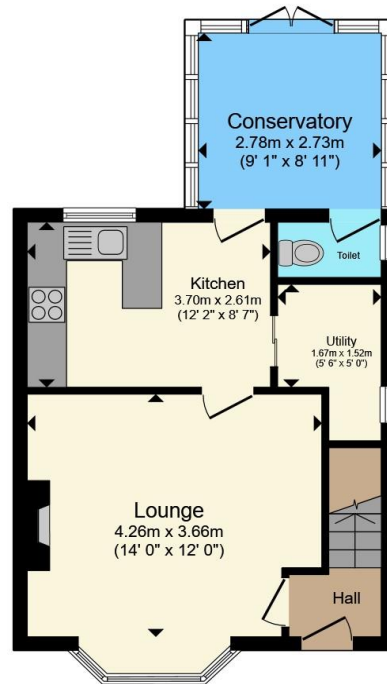




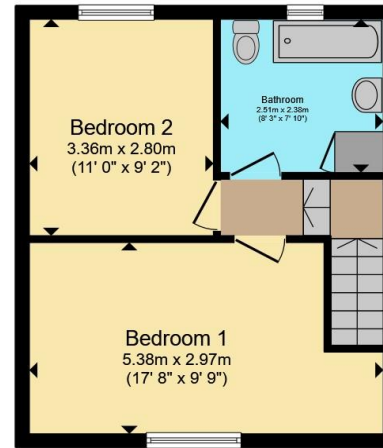








**Ground Floor**



**First Floor**

Total floor area 78.5 m<sup>2</sup> (845 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](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: A

Tenure: Freehold

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