



19 Kings Lodge Drive, Mansfield,
Nottinghamshire, NG18 5GZ

£535,000

Tel: 01623 626990

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Detached Home
- 4 Bedrooms, En Suite & Family Bathroom
- Contemporary Kitchen & Utility
- Superb Landscaped Plot (0.33 Acres)
- Integral Double Garage
- Spacious Accommodation: 1,851 Sq Ft
- 3 Reception Rooms + Conservatory
- Beautifully Maintained Gardens
- Large Block Paved Driveway
- Sought After Cul-De-Sac Location

An individual four bedroom detached family home built 1986 in mellow brick beneath a hipped roof, set well back from the road and occupying a superb landscaped plot extending to circa one third of an acre.

The property is presented in immaculate condition throughout with quality fixtures and fittings throughout. The property boasts a spacious internal layout of accommodation extending to approximately 1,851 sq ft. On the ground floor there is an entrance porch, L-shaped entrance hall, cloakroom, study, dining room and a large double aspect lounge with feature brick fireplace. There is a contemporary fitted kitchen with integrated appliances and granite work tops, utility room and a conservatory. The first floor landing leads to four bedrooms, en suite to master, and a family bathroom comprising a five piece suite.

Kings Lodge Drive is an established and much sought after cul-de-sac location with substantial detached dwellings in the vicinity, woodland surroundings and particularly convenient for access to the major transport network.

OUTSIDE

The property is situated in an established and much sought after cul-de-sac location within easy access to the A38 and other major road communications. The property occupies a superb landscaped plot extending to approximately one third of an acre with beautifully maintained gardens approached via an extensive walled frontage and large sweeping block paved driveway providing ample off road parking leading to the integral double garage with remote controlled electric doors. The property stands well back from the road with two lawned gardens to each side of the driveway dwarfed by impressive trees together with a variety of mature shrubs to the borders. There are external light points and double gates to the side providing an additional off road parking area. To the rear the gardens enjoy a lovely woodland backdrop and the central pond is a real feature. A block paved pathway extends to a good sized patio and summer house. The gardens are enclosed and private, featuring a wealth of mature colourful plants and shrubs with impressive tall trees including Oak and Ash.

A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR WITH TWO DOUBLE GLAZED SIDE PANELS LEADS THROUGH TO THE:

ENTRANCE PORCH

5'7" x 5'7" (1.70m x 1.70m)

With terracotta tiled floor, radiator, exposed brickwork, large floor-to-ceiling height UPVC double glazed side panels and a pair of solid wood doors leads through to the entrance hall.

ENTRANCE HALL

18'2" max x 14'5" max (5.54m max x 4.39m max)

An L-shaped hall with dado rail, double radiator, smoke alarm, coving to ceiling, three wall light points, two radiators, thermostat for the central heating system, understairs recess storage area, built-in storage cupboard storage cupboard, two single power points and stairs to the first floor landing.

CLOAKROOM

7'9" x 3'0" (2.36m x 0.91m)

Having a contemporary two piece suite in white comprising a large 'Heritage' wash hand basin with mixer tap, low flush WC, radiator, Porcelain tiling to the floor and partially to the walls, coving to ceiling, alarm pad and obscure double glazed window to the front elevation.

STUDY

7'10" x 7'10" (2.39m x 2.39m)

With radiator, coving to ceiling and double glazed window to the front elevation.

LOUNGE

22'8" x 12'11" (6.91m x 3.94m)

A delightful main reception room enjoying a double aspect featuring a superb fireplace incorporating coal effect gas fire with quarry tiled hearth and brick surround. Single panel radiator, double panel radiator, coving to ceiling, three wall light points, double doors through to the dining room, large double glazed window to the front elevation and double glazed sliding patio door leading out on to the rear garden.

DINING ROOM

11'9" x 10'1" (3.58m x 3.07m)

With radiator, coving to ceiling and double glazed window to the rear elevation.

KITCHEN

14'5" x 10'0" (4.39m x 3.05m)

A contemporary fitted kitchen, having a range of wall mounted cupboards, base units and drawers with granite working surfaces over. Inset one and a half bowl Belfast sink with 'swan-neck' mixer tap and complementary tiled splashbacks. Integrated double oven and four ring ceramic hob with extractor hood over. Integrated dishwasher, fridge and freezer. Five ceiling spotlights, coving to ceiling, Porcelain tiled floor, double radiator, double glazed window to the rear elevation, double glazed French doors through to the conservatory and connecting door through to the utility room.

CONSERVATORY

15'10" x 12'2" (4.83m x 3.71m)

With Porcelain tiled floor, electric heater, two light points, velux rooflight and double glazed French doors leading out on to the rear garden.

UTILITY ROOM

13'6" max x 7'11" (4.11m max x 2.41m)

Continuing from the kitchen with matching fitted wall and base units with granite working surfaces over. Inset sink with drainer and mixer tap, complementary tiled splashbacks. Connecting door through to the double garage. Plumbing for a washing machine and space for a tumble dryer. Radiator, tiled floor, coving to ceiling, two double glazed windows to the rear elevation, built-in cloaks cupboard with tiled floor, fitted shelving and light point. Walk-in boiler room housing the central heating boiler with base units, work surface, Porcelain tiled floor and light point.

FIRST FLOOR LANDING

With ceiling light point, two ceiling down lights, coving to ceiling, loft hatch, smoke alarm, radiator and airing cupboard housing the hot water cylinder with fitted shelving.

MASTER BEDROOM 1

17'8" x 13'9" max (5.38m x 4.19m max)

(Narrows to 12'1"). A large double bedroom having ample space for wardrobes, radiator, two wall light points, ceiling light point and double glazed window to the front elevation.

EN SUITE

7'8" x 5'6" (2.34m x 1.68m)

A superbly appointed contemporary four piece suite in white with chrome fittings comprising a shower enclosure with Porcelain tiled splashbacks. Vanity wash hand basin with mixer tap, granite working surfaces to the side and quality fitted 'Shaker' storage units beneath. Low flush WC and bidet with mixer tap, granite work surfaces over and three storage units with shelving. Porcelain tiling to the floor and partially to the walls, shaver point, radiator and velux roof light to the rear elevation.

BEDROOM 2

15'6" max x 8'5" (4.72m max x 2.57m)

(Measurements include the bay window and fitted wardrobes). Having fitted wardrobes with hanging rail and shelving and mirror fronted sliding doors with access to useful storage above the eaves, radiator and double glazed window to the front elevation.

BEDROOM 3

14'8" x 9'5" max (4.47m x 2.87m max)

A third double bedroom with telephone point, radiator and double glazed window to the front elevation.

BEDROOM 4

10'10" max x 6'10" (3.30m max x 2.08m)

(Measurements include the fitted wardrobes). Having fitted wardrobes with hanging rail and shelving with mirror fronted doors, radiator and double glazed window to the rear elevation.

FAMILY BATHROOM

9'0" x 6'9" (2.74m x 2.06m)

Having a five piece suite comprising a panelled bath with mixer tap. Separate shower enclosure with wall mounted shower over. Vanity wash hand basin with mixer tap, working surfaces and storage cupboards beneath. Bidet with mixer tap, part tiled walls, towel rail and obscure double glazed window to the rear elevation.

INTEGRAL DOUBLE GARAGE

19'8" max x 16'3" (5.99m max x 4.95m)

(Narrows to 16'3"). Equipped with power and light, fitted shelving, twin remote controlled electric up and over doors and personal door through to the house.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.







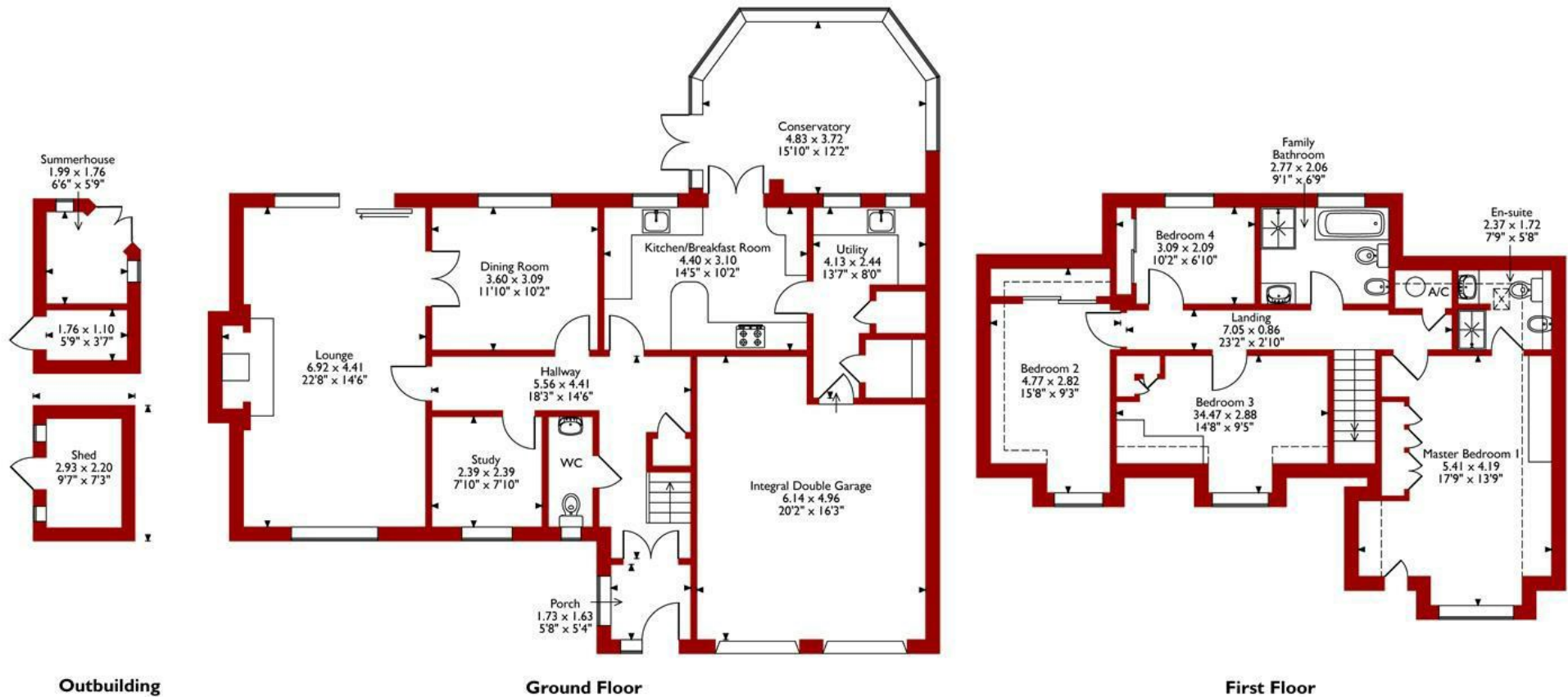




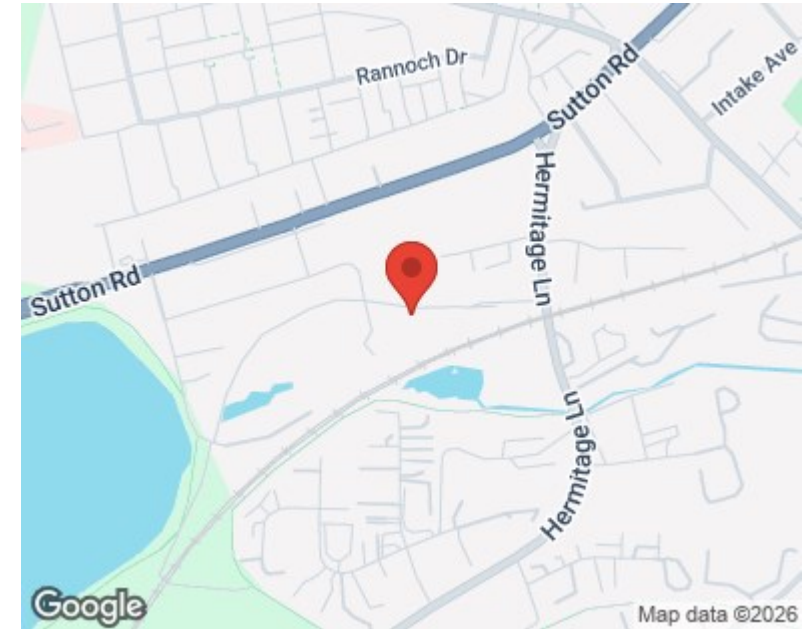
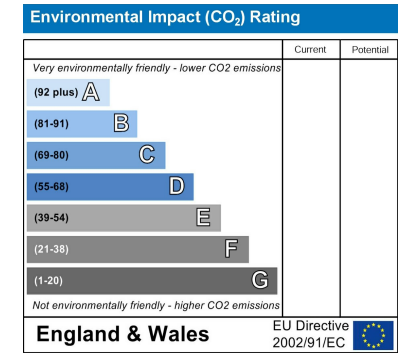
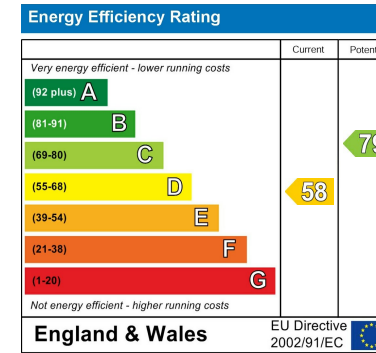




Kings Lodge Drive, Mansfield
 Approximate Gross Internal Area
 Main House - 172 SQ M / 1851 SQ FT
 Integral Double Garage - 29 SQ M / 312 SQ FT
 Outbuildings - 9 SQ M / 97 SQ FT
 Total - 210 SQ M / 2260 SQ FT



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

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WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers