



3 Bedrooms

House

Per Month

£900 Per Month

Located in

Mansfield



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# 46 Eakring Road

Mansfield | | NG18 3AH



Eakring Road! This spacious three-bedroom semi-detached home is ideally located in the popular residential area of Mansfield, offering convenient access to local amenities, schools and transport links. Available to let at £900 pcm, the property combines traditional character with modern touches, making it an excellent choice for professionals, couples or small families.

Externally, the property benefits from a smart frontage with a low-maintenance boundary wall and a private enclosed rear garden, providing a pleasant outdoor space. On-street parking is available directly outside the property, and the home enjoys a quiet yet accessible position within the neighbourhood.

Upon entering, you are welcomed into a bright and generously sized living room, finished in neutral tones with a plush grey carpet that enhances the sense of comfort. A feature fireplace with decorative surround forms an attractive focal point, while a large window allows for plenty of natural light, creating a warm and inviting atmosphere.

To the rear of the property, the kitchen is both practical and stylish, fitted with a range of cream wall and base units complemented by dark work surfaces. Integrated cooking facilities are in place, and there is space for additional appliances, with a washing machine conveniently positioned beneath the counter. The patterned tiled flooring adds character, while a rear door with glazed panels provides access to the garden and allows light to flow through the space.

Upstairs, the property offers three well-proportioned bedrooms, each benefiting from good natural light and neutral décor, providing a blank canvas for tenants to personalise. The bathroom is fitted with a clean and functional suite, completing the accommodation.

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# Council Tax Band A

## Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>		53	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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