



**41 Rutland Street, Mansfield,
Nottinghamshire, NG18 4AP**

Guide Price £200,000

Tel: 01623 626990

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

- ****Guide Price £200,000 - £215,000****
- 2 Spacious Double Bedrooms
- 2 Reception Rooms
- Useful Boarded Attic Storage
- Popular Suburban Location
- Traditional Semi Detached House
- Fitted Wardrobes to each Bedroom
- Modern Kitchen & Bathroom
- Landscaped Front & Rear Gardens
- Walking Distance to Excellent Facilities

****Guide Price £200,000 - £215,000**** A traditional two double bedroom semi detached house built c.1913 in a popular suburban location off Nottingham Road within walking distance to excellent facilities.

The property is presented in immaculate condition throughout with UPVC double glazing and gas central heating from a new combi boiler installed in 2023 which came with a 7 year warranty. The property has been well maintained throughout both internally and externally and viewing is highly recommended.

The property provides a good sized layout of living accommodation over two floors approaching 1,000 sq ft. On the ground floor, there is an entrance hall, lounge, dining room and a modern kitchen with breakfast bar and French doors leading out onto the rear garden. The first floor landing leads to a modern bathroom and two spacious double bedrooms both with extensive fitted wardrobes. There is a boarded attic accessed from a drop down ladder on the landing with 8'11" ceiling height, a radiator and a window providing a fantastic storage space.

OUTSIDE

The property is located off Nottingham Road within walking distance to excellent local facilities. There is a low brick wall and railings boundary frontage with a hardstanding path to the side of the house leading to the entrance door. Beyond here a gate at the end provides access to the rear garden. There is a low maintenance front garden laid to pebbles with an attractive red robin tree. To the rear of the property, there is an extensive L-shaped paved patio which leads to a central, circular lawn with block paved surround. There are gravel beds and attractive borders with plants and shrubs. Beyond here, there is a slate path with gravel and further planting borders to each side leading to additional slate patio seating area with extensive low maintenance gravel and a shed (5'10" x 3'10").

A UPVC SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

8'8" x 5'11" (2.64m x 1.80m)

With radiator, laminate floor, understairs storage cupboard, stairs to the first floor landing. Bi-folding doors open to:

LOUNGE

11'11" x 11'10" (3.63m x 3.61m)

Having a polished stone fireplace with an inset log effect electric fire. Radiator, coving to ceiling and double glazed window to the front elevation.

DINING ROOM

11'11" x 11'9" (3.63m x 3.58m)

Having a fireplace (gas fire disconnected) with tiled hearth and painted traditional surround. Radiator, coving to ceiling, laminate floor and double glazed windows to the side and rear elevations.

KITCHEN/BREAKFAST ROOM

17'7" x 6'5" (5.36m x 1.96m)

(6'1" into breakfast area). Having modern wall cupboards, base units and drawers with laminate work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated Bosch electric oven, four ring induction hob and extractor hood above. Integrated fridge with small freezer. Plumbing and space for a washing machine. Breakfast bar, wood style vinyl flooring, radiator, six ceiling spotlights, loft hatch, double glazed window and door to the side elevation and French doors leading out onto the rear garden.

FIRST FLOOR LANDING

6'8" x 5'11" (2.03m x 1.80m)

With coving to ceiling and loft hatch.

BEDROOM 1

11'11" x 11'9" (3.63m x 3.58m)

The first of two spacious double bedrooms, having fitted wardrobes either side of the chimney breast with hanging rails and shelving plus lower level and overhead storage cupboards. Radiator, laminate floor, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 2

11'11" x 10'9" (3.63m x 3.28m)

Having extensive and modern fitted wardrobes across one wall with ample hanging rails and shelving plus a centred dressing table area with six drawers. Radiator, laminate floor, coving to ceiling and double glazed window to the front elevation.

BATHROOM

5'10" x 4'10" (1.78m x 1.47m)

Having a modern three piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower over. Wall hung wash hand basin with mixer tap. Low flush WC. Fitted mirror across one wall, part tiled walls, coving to ceiling, four ceiling spotlights, extractor fan, chrome heated towel rail and obscure double glazed window to the side elevation.

BOARDED ATTIC

12'0" x 10'5" (3.66m x 3.18m)

Accessed from a drop down ladder attached to the loft hatch on the landing. With 8'11" ceiling height, radiator, Baxi combi boiler and double glazed window to the side elevation.

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.





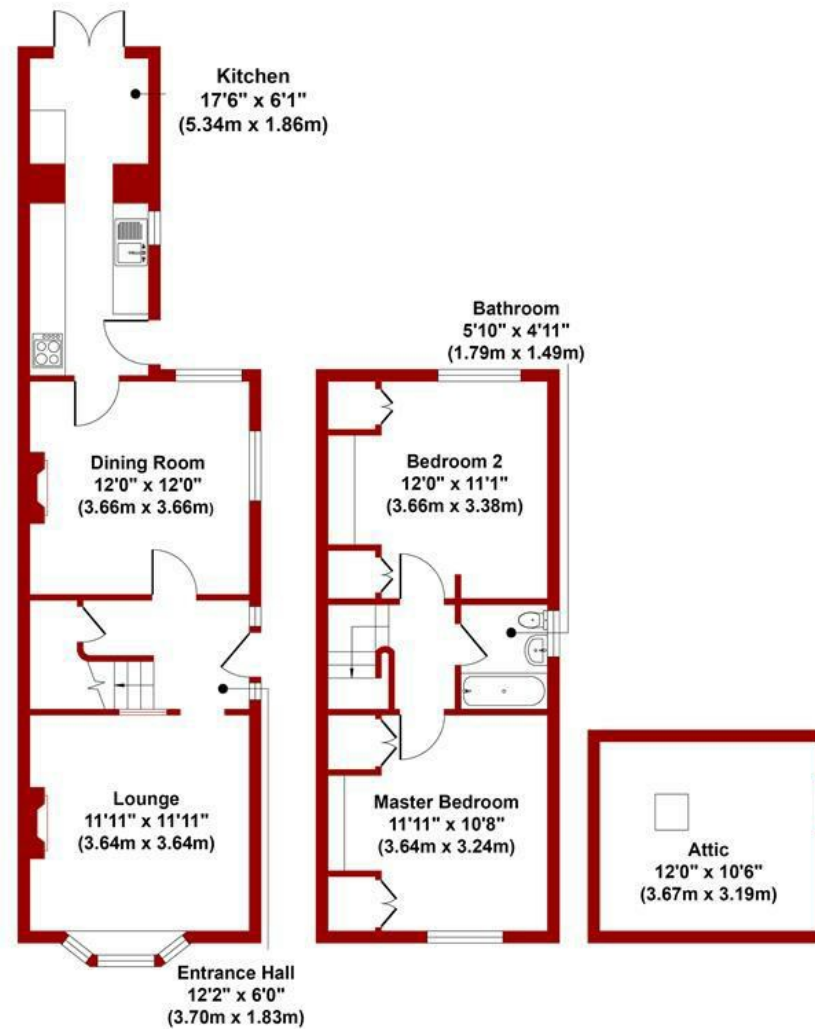








Rutland Street, Mansfield
Aproximate Gross Internal Area
Total = 987 SQ FT / 92 SQ M



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE
The position & size of doors, windows, appliances and other features are approximate only



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		
	57	72
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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 firm's employment has the authority to make or give any representation or warranty in respect of the property. 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 by the selling agent and therefore cannot be guaranteed to be in good working order.

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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