



48 RIDGEWAY MANSFIELD, NG20 9RT

**£140,000
FREEHOLD**

This three-bedroom semi-detached family home offers spacious and well-proportioned accommodation throughout and presents an excellent opportunity for buyers looking to modernise and add their own personal touch. The property is offered for sale with no upper chain and is set within a much sought-after location, making it ideal for families and commuters alike.

Conveniently situated close to a range of local shops, schools and everyday amenities, the property also benefits from excellent transport links, with a nearby train station providing easy commuting access. Further enhancing its appeal, the home is well positioned for the A1 and M1 motorway networks, offering straightforward travel to surrounding towns and cities.

**Kendra
Jacob**

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48 RIDGEWAY

- Three-bedroom semi-detached family home
- Spacious and well-proportioned accommodation throughout
- In need of some modernisation, offering great potential
- Located in a much sought-after residential area
- Close to local shops and everyday amenities
- Within easy reach of well-regarded schools
- Nearby train station providing excellent commuting options
- Convenient access to A1 and M1 motorway links
- Ideal opportunity for families and commuters alike
- Offered for sale with no upper chain



ENTRANCE HALLWAY

Accessed via a side-facing uPVC double-glazed entrance door, the welcoming hallway offers a bright and well-presented first impression. Features include a central heating radiator, elegant coving to the ceiling, attractive laminated wood flooring and a useful under-stairs storage cupboard. Doors provide access to the living room, kitchen diner and the ground floor bathroom.

LIVING ROOM

A beautifully presented and well-proportioned living room featuring a front-facing uPVC double-glazed window that allows for an abundance of natural light. The room benefits from coving to the ceiling, a central heating radiator and wall-mounted lighting. The focal point is an attractive wood-featured fireplace with a marble hearth and inset gas coal-effect fire, creating a warm and inviting atmosphere.

KITCHEN DINER

The immaculate kitchen diner is fitted with an extensive range of wall and base units, complemented by coordinated work surfaces. Incorporated is a stainless steel sink unit with mixer tap, along with space for freestanding appliances including a gas cooker, fridge freezer and washing machine. The room is partly tiled to the walls and fully tiled to the floor, with coving to the ceiling and a central heating radiator. A generous storage cupboard provides additional practicality. A rear-facing uPVC double-glazed window and uPVC entrance door lead directly out to the rear garden, making this an ideal space for family living and entertaining.

FIRST FLOOR LANDING

The landing enjoys a rear-facing uPVC double-glazed window, a spindle balustrade and access to a useful storage cupboard housing the wall-mounted combination central heating boiler. There is also an access hatch to the loft space and doors leading to three well-proportioned bedrooms.

MASTER BEDROOM

A spacious and immaculately presented master bedroom with a front-facing uPVC double-glazed window, central heating radiator and coving to the ceiling.

BEDROOM TWO

A generous second bedroom featuring a rear-facing uPVC double-glazed window, central heating radiator, coving to the ceiling and fitted mirrored wardrobes to one wall, offering excellent storage.

BEDROOM THREE

A well-sized third bedroom with a front-facing uPVC double-glazed window and central heating radiator, ideal as a child's room, guest room or home office.

EXTERIOR

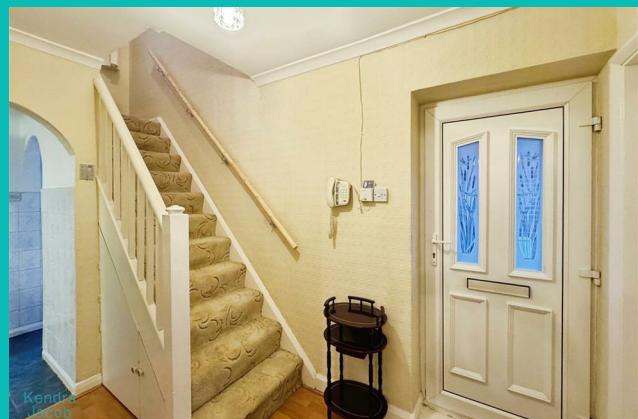
To the front of the property is a neatly maintained lawned garden with wrought iron double gates providing access to the driveway, detached garage and rear garden.

The rear garden is fully enclosed and immaculately kept, predominantly laid to lawn with paved patio seating areas, outside lighting, an external water tap and a well-established vegetable patch—perfect for outdoor enjoyment.

GARAGE

Detached garage fitted with an up-and-over door, complete with power and lighting.

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ADDITIONAL INFORMATION

Local Authority – Bolsover

Council Tax – Band A

Viewings – By Appointment Only

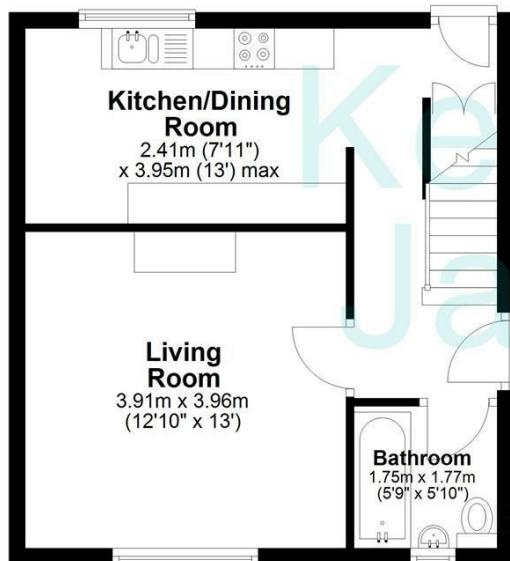
Floor Area – 783.50 sq ft

Tenure – Freehold



Ground Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



First Floor

Approx. 37.7 sq. metres (405.3 sq. feet)



Total area: approx. 72.8 sq. metres (783.5 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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

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