



## 12 BOSWELL CLOSE MANSFIELD

£1,500 PCM

A beautifully presented and spacious three-bedroom detached family home, positioned in a quiet cul-de-sac within the popular Berry Hill area of Mansfield. This attractive property offers well-appointed accommodation throughout, including a generous living room, a stylish contemporary kitchen/dining room with a range of integrated appliances, separate utility room, separate office/study spaces and convenient ground floor WC.



- A must view!
- Modern throughout
- Ground Floor WC
- Ensuite master bedroom
- Integrated appliances and separate utility room

### Open plan Kitchen / Dining room

A modern kitchen/dining space fitted with a range of sleek graphite grey handleless wall and base units and marble effect worktop. The kitchen is well-equipped with a double oven, built-in microwave, gas hob, extractor fan, integrated dishwasher and wine cooler. There is plenty of room for dining and entertaining, with direct access out to the rear garden.

### Utility Room

A practical separate utility room providing additional storage and appliance space, fitted with a washing machine, dryer and two integrated fridge freezers.

### Living Room

A spacious and inviting main reception room with a large front-facing window allowing in plenty of natural light. Stylish décor and a feature fireplace create a warm and comfortable living space.

### Office/study space

There are two spacious office/study areas on the ground floor, providing ideal space for working from home or use as a children's playroom. The front study also has potential to be used as a guest bedroom, offering four-bedroom accommodation. The rear office benefits from its own separate side entrance.

### Downstairs WC

Conveniently located just off the entrance as you enter through the front door, the ground floor WC is neutrally decorated and fitted with white tiled walls and dark flooring. The room comprises a WC, wash hand basin and a stylish black towel radiator.

### Master Bedroom

A generous sized double bedroom overlooking the rear garden, offering a peaceful setting. Includes built in wardrobe, cream carpet and has been decorated with a feature wallpapered wall with the rest of the walls painted neutrally.

### En-suite

Modern en-suite shower room fitted with a shower enclosure, wash hand basin and WC, finished in a contemporary style.

### Bedroom 2

Second double bedroom includes cream carpet and neutral walls.

### Bedroom 3

Large single room includes cream carpet and neutral walls.

### Family Bathroom

A stylish family bathroom fitted with a panelled bath with shower over, mirrored cabinet, wash hand basin and WC, complemented by light grey vinyl herringbone style flooring, modern tiling and fittings.

### Exterior

To the front of the property the large driveway offers ample space for at least 3 cars. To the rear, the property enjoys a beautifully maintained and private garden, mainly laid to lawn with patio and decked seating areas, ideal for relaxing and entertaining. Further features include a Wendy house, wooden shed, and a bar area which comes with a roof cover making this an attractive outdoor space for year-round use. Visitors parking spaces are also available on the cul-de-sac.

### Location

Situated in a quiet cul-de-sac within the popular Berry Hill area



- Office/study spaces • Quiet cul-de-sac location • Large driveway offers ample space for 4 cars • Large garden • EPC Rating = C

of Mansfield, this property enjoys a convenient residential setting and is well placed for access to Mansfield town centre, local shops, everyday amenities and schools. The area also offers good road links across Mansfield and the wider East Midlands, while Mansfield railway station provides further connectivity for commuters and day-to-day travel.

#### Relevant information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating.

Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

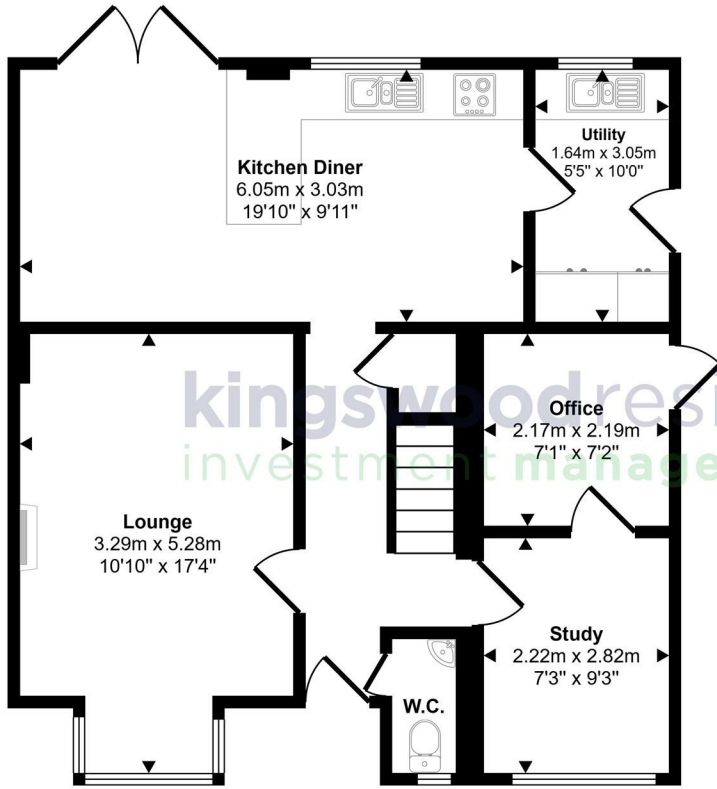
Coal mining area location: located on the coalfield.

Council: Mansfield District Council

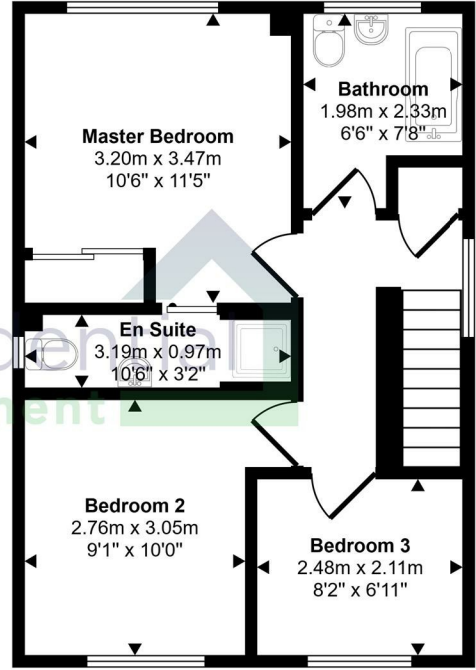
Any planning permission in the area: see [planning.mansfield.gov.uk/online-applications/](http://planning.mansfield.gov.uk/online-applications/)



Approx Gross Internal Area  
105 sq m / 1129 sq ft



Ground Floor  
Approx 63 sq m / 682 sq ft



First Floor  
Approx 42 sq m / 447 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: C    Council Tax Band: D**

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

Nottinghamshire  
1 East Circus Street  
Nottingham  
NG1 5AF

01157043163  
enquiries@kingswoodrim.co.uk  
www.kingswoodrim.co.uk

