

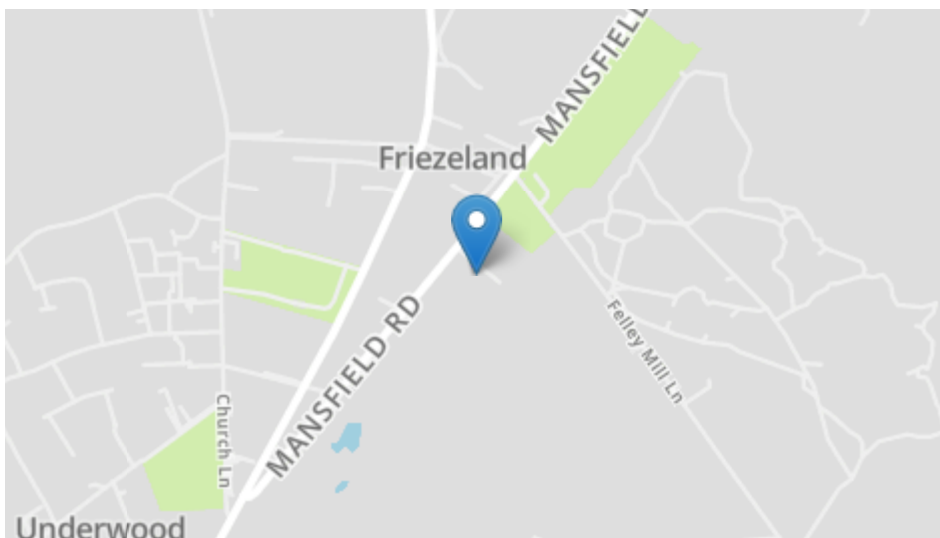
Mansfield Road, Underwood, NG16 5FE

Offers Over £200,000

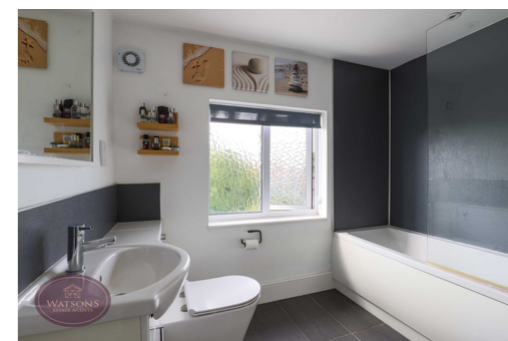


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



- Semi Detached Family Home
- 2 Double Bedrooms
- Lounge with Log Burner
- Dining Kitchen & Conservatory
- Off Road Parking & Garage
- Sought After Village Location
- Well Maintained Garden with Open Views
- Beautifully Presented Throughout

Our Seller says....

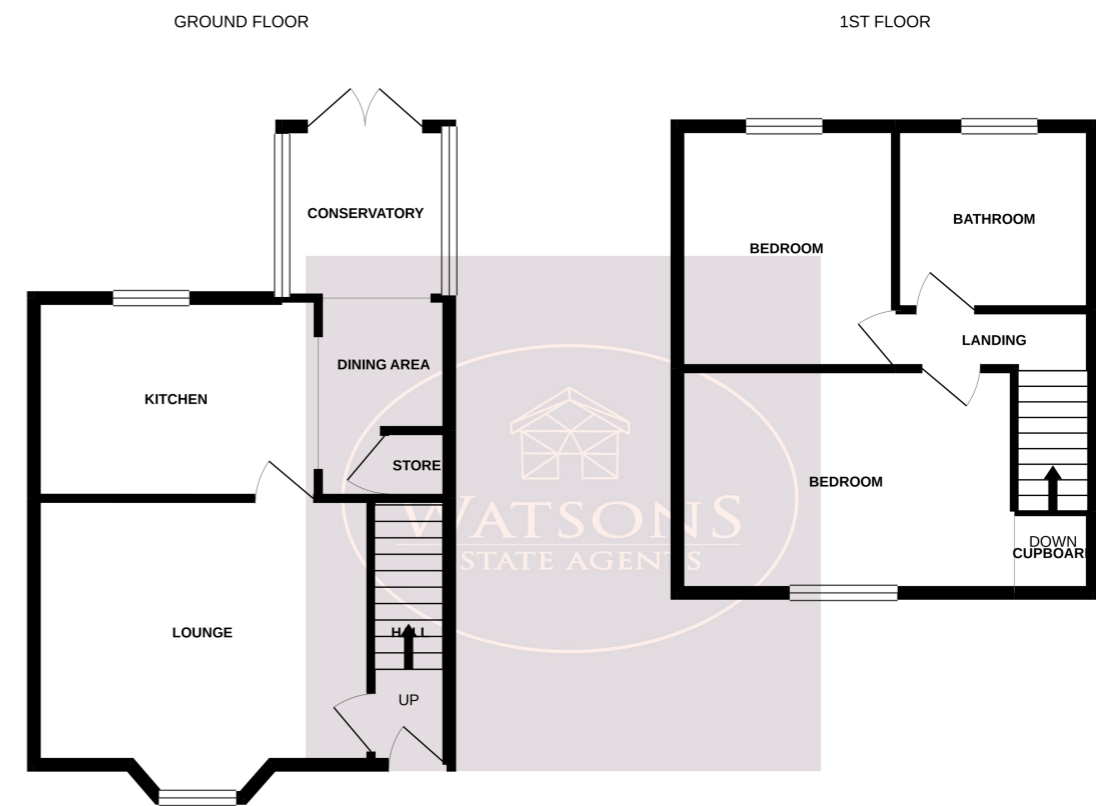
want to view?
 Call us on 0115 938 5577
 Our lines are open 8am - 8pm
 7 Days a week
 or email
 mail@watsons-residential.co.uk
 Ref - 26739038

Important note to buyers: As the selling agents for the property described in this brochure we have taken all reasonable steps to ensure our property particulars are fair, accurate, reliable and reproduced in good faith however they do not form part of any offer or contract and do not constitute representations of fact. If you become aware that any information provided to you is inaccurate please contact our office as soon as possible so we can make the necessary amendments. All measurements are provided as a general guide and floor plans are for illustration purposes only. Appliances, equipment and services in the property have not been tested by us and we recommend all prospective buyers instruct their own service reports or surveys prior to exchanging contracts.



40 Main Street, Kimberley, NG16 2LY
 www.watsons-residential.co.uk

0115 938 5577
 8am-8pm - 7days



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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*** ATTENTION FIRST TIME BUYERS! *** This traditional semi detached home is well presented throughout and would make a great starter home with just the right amount of space as well as an ideal village location! Accommodation comprises in brief; entrance hall, lounge with log burner, re fitted dining kitchen and conservatory overlooking the rear garden. To the first floor there are 2 good size bedrooms and modern family bathroom. Externally, the rear garden offers a great space to entertain friends & family as well as appealing open views to enjoy all year round. To the front of the property is a good size driveway for ample off road parking and garage. Underwood is a village within the civil Parish of Selston and is popular for its sought after schools, family friendly pubs and easy access to open countryside, as well as Junction 27 of the M1 motorway. Nearby Towns include Eastwood & Hucknall, both just a short drive away. Don't delay, call our team today to arrange your viewing!

Ground Floor

Entrance Hall

UPVC double glazed entrance door, stairs to the first floor, radiator and door to the lounge.

Lounge

4.44m x 3.71m (14' 7" x 12' 2") UPVC double glazed bay window to the front, Inglenook fire place with multi fuel burner, feature exposed wooden floor boards, radiator and door to the dining kitchen.

Kitchen Area

3.73m x 2.63m (12' 3" x 8' 8") A range of matching wall & base units, work surfaces incorporating a one & a half bowl stainless steel sink & drainer unit. Integrated electric oven & gas hob with extractor over. Plumbing for washing machine and dishwasher, ceiling spotlights, tiled flooring, vertical radiator, under stairs storage cupboard, uPVC double glazed window to the rear and open plan to the dining area.

Dining Area

1.71m x 1.71m (5' 7" x 5' 7") Tiled flooring and open plan to the conservatory.

Conservatory

2.22m x 2.21m (7' 3" x 7' 3") Brick & uPVC double glazed construction with pitched poly carbonate roof and French doors to the rear garden.

First Floor

Landing

Obscured uPVC double glazed window to the side, access to the attic and doors to both bedrooms and bathroom.

Bedroom 1

4.08m increasing to 4.44m (max) x 2.9m (13' 5" x 9' 6") UPVC double glazed window to the front, original cast iron fire place, built in wardrobe and radiator.

Bedroom 2

3.34m x 2.84m (10' 11" x 9' 4") UPVC double glazed window to the rear and radiator.

Bathroom

3 piece suite in white comprising concealed cistern WC, vanity sink unit and bath with electric shower over. Airing cupboard housing the combination boiler, extractor fan, ceiling spotlights and obscured uPVC double glazed window to the rear.

Outside

To the front of the property is a lawned garden and gravel driveway providing off road parking for multiple cars leading to the single garage with up & over door, power and door to the rear garden. The rear garden offers a good level of privacy and enjoys an open outlook. There is a paved patio, generous lawn, flower bed borders, a range of plants & shrubs and an outside tap. The garden is enclosed by hedge borders.