



16 Mansfield Road
Mauchline, KA5 6AH
P.O.A.

GREIG
Residential



Mansfield Road

Mauchline, KA5 6AH

Ideally positioned within the heart of the historical town of Mauchline, this traditional three bedroom terraced villa is the ideal family home. Boasting spacious accommodation over two levels complete with neutral contemporary decor and modern fixtures and fittings throughout. This superb villa is complimented by plentiful off street parking to the rear and private gardens. Located within ease of access to all local amenities, schooling and transport links this is sure to appeal to a wide range of buyers.





Hallway

4.12m x 1.01m (13' 6" x 3' 4") Access is given via an outer UPVC double glazed door to a welcoming entrance hallway offering contemporary decor, traditional high ceilings and cornicing and contemporary grey laminate flooring. The hallway gives access to the lounge and down stairs bedroom.

Lounge

4.63m x 4.25m (15' 2" x 13' 11") Generously proportioned main apartment boasting crisp white decor, traditional high ceiling, ceiling cornicing, laminate flooring, a double glazed window to the rear and a staircase leading to the upper level.

Kitchen

4.79m x 3.18m (15' 9" x 10' 5") Modern gallery style kitchen complete with contemporary white gloss wall and base units providing ample storage with complimentary oak effect work surface and matching upstands, integrated oven, ceramic hob and hood, plumbing and space for fridge freezer, washing machine and dish washer, stainless steel sink and drainer, crisp white decor, ceiling spotlights, tiled flooring and a skylight velux window.

Bedroom Three

3.92m x 3.92m (12' 10" x 12' 10") Conveniently located on the lower level, bedroom three is a spacious double offering contemporary decor, ceiling cornicing, fitted carpet and a double glazed window to the front.

Bathroom

2.33m x 1.80m (7' 8" x 5' 11") The family bathroom comprises of a wash hand basin, wc, bath with overhead mains shower, wet wall finish, ceiling spotlights, tiling to walls and flooring and a double glazed opaque window to the side.

Bedroom One

4.64m x 2.93m (15' 3" x 9' 7") The master bedroom is a generous double boasting contemporary decor, practical storage cupboard, ceiling coving, fitted carpet, double glazed dormer to the front and access to en-suite wc.

En-Suite WC

1.31m x 0.85m (4' 4" x 2' 9") Modern en-suite wc comprising of a wash hand basin, wc, contemporary decor and tiled flooring.

Bedroom Two

4.00m x 2.57m (13' 1" x 8' 5") A spacious double with contemporary decor, ceiling coving, fitted carpet and a double glazed dormer to the front.

Box Room

1.97m x 1.65m (6' 6" x 5' 5") Completing the accommodation is a superb box room, flexible in use would make a great office space or storage.

Externally

This property boasts spacious private gardens to the front and rear, the front garden has been laid to chips allowing for ease of maintenance whilst the spacious rear garden is complete with a mono blocked driveway allowing for ample off street parking, a spacious fully enclosed area laid to astro turf and a mono blocked patio area perfect for al fresco dining.

Council Tax Band

Band C

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