

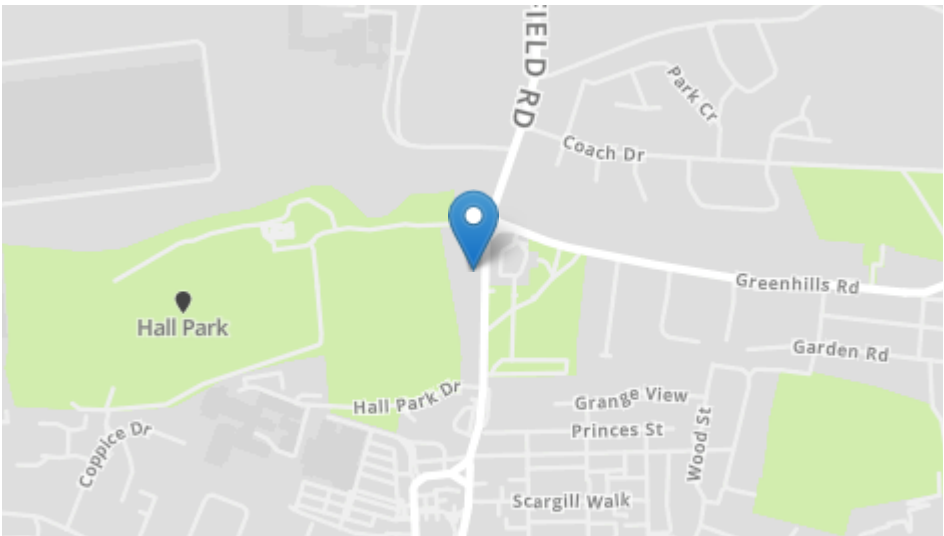
Mansfield Road, Eastwood, NG16 3DY

£300,000



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
	70	77
England, Scotland & Wales	EU Directive 2002/91/EC	

want to view?
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Our lines are open 8am - 8pm
7 Days a week
or email
mail@watsons-residential.co.uk
Ref - 29656779



- Detached Home
- Three Double Bedrooms
- No Upward Chain
- Spacious Lounge
- Dining Room
- Fitted Kitchen
- Ground Floor Shower Room & WC
- First Floor Bathroom & Separate WC
- Countryside Views
- Detached Garage & Ample Driveway Parking

Our Seller says....

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.



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*** A HOME WITH A HEART *** NO CHAIN *** This cherished extended 3 DOUBLE bedroom detached family home occupies a larger than average plot with established WEST facing gardens backing onto playing fields and ample private parking. This wonderful home has been well loved and boasts spacious and flexible living accommodation which comprises; a large reception hallway which could also be utilised as study space, generous living room, dining room, kitchen and a downstairs shower room, 3 double bedrooms and a family bathroom. Outside is a private driveway which leads down the side to a detached garage and to the rear is a large L-shaped WEST facing garden. The property is considered ideal to be further extended (subject to necessary planning permissions) and is located in a very convenient position for schools, Morrisons, Eastwood town centre, local parks and public transport. This fantastic home is now ready for it's next chapter, will it be with you?? If so, please call us today to book your viewing!

Ground Floor

Entrance Hall

4.77m x 3.34m (15' 8" x 10' 11") UPVC entrance door, two uPVC double glazed windows to the front, radiator, stairs to first floor and doors to shower room, lounge and dining room.

Downstairs Shower Room

White three piece suite comprising wc, vanity sink with storage under and electric fed cubicle shower. Tiled flooring with underfloor heating, tiled walls, chrome heated towel rail and obscured uPVC double glazed window to the front.

Lounge

5.86m x 3.32m (19' 3" x 10' 11") Feature fireplace with inset gas fire, radiator and sliding patio doors to garden.

Dining Room

3.33m x 2.41m (10' 11" x 7' 11") UPVC double glazed window to the side, radiator and door to kitchen.

Kitchen

3.40m x 2.40m (11' 2" x 7' 10") A range of matching wall and base units with worksurfaces incorporating a sink & drainer unit. Integrated appliances including eye level double electric oven, gas hob with extractor fan over, fridge/freezer and dishwasher and space for washing machine. Ceiling spotlights, tiled walls, laminate wood flooring, radiator and uPVC door to the side.

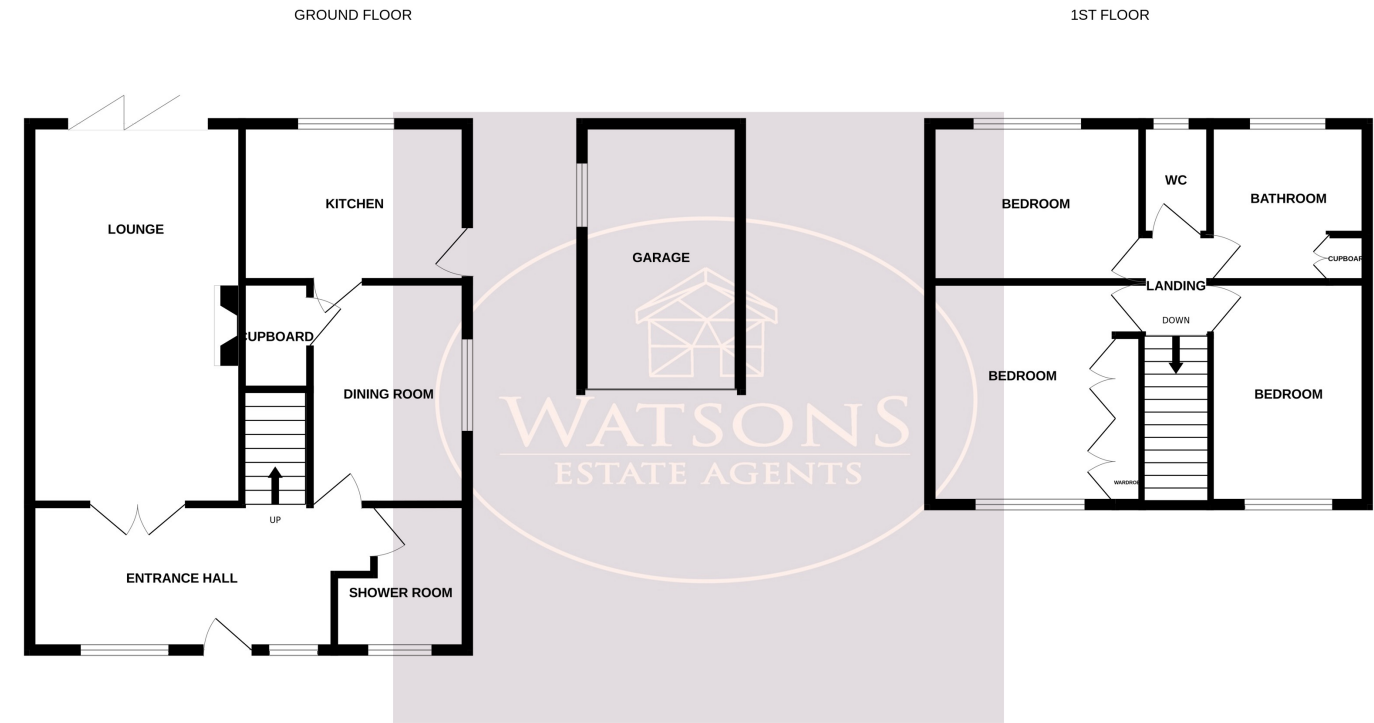
First Floor

First Floor Landing

Doors to all bedrooms, bathroom and separate wc; and access to partially boarded loft.

Bedroom 1

3.37m x 3.34m (11' 1" x 10' 11") UPVC double glazed window to the front, fitted wardrobe and radiator.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Bedroom 2

3.35m x 2.46m (11' 0" x 8' 1") UPVC double glazed window to the front and radiator.

Bedroom 3

3.35m x 2.46m (11' 0" x 8' 1") UPVC double glazed window to the rear and radiator.

Bathroom

White two piece suite comprising, vanity sink and panel bath with mains fed shower over. Obscured uPVC double glazed window to the rear, chrome heated towel rail, extractor fan, ceiling spotlights, tiled flooring and walls, and airing cupboard housing combination boiler.

WC

Obscured uPVC double glazed window to the rear, wc, radiator and tiled flooring.

Outside

To the front of the property is an ample tarmacadam driveway, leading to a detached garage and rear garden of the property with flower bed borders with a range of plants and shrubbery and palisaded by a half brick wall. The rear garden features a paved area leading to a large turfed lawn with flower bed borders, a timber shed, a lattice fence with archway access to the second turfed lawn which contains a timber summer house and glass green house, the garden is enclosed by a mixture of timber fencing and brick walls.

*** AGENT NOTE ***

AGENT NOTE: The seller has provided the following information; the boiler is located in the cupboard in the bathroom, it was installed in 2017 and was last serviced in March 2025.