



Andover Road, Mansfield, Nottinghamshire

Offers Over £170,000



Features

- Perfect for families or first-time buyers
- Convenient location
- Private Off-Street Parking
- Integrated kitchen appliances included – Oven, Hob, fridge, Microwave, Extractor, and Washer/dryer
- Private Rear Garden & storage shed
- Fitted wardrobe
- Large open lounge dinner
- Council Tax Band A – information taken from www.gov.uk/council-tax-bands

Full Description

Entrance Hall

Double-glazed entrance door welcomes you and leads into the entrance hall with stairs ahead leading to the first floor and access to;

Lounge Dining Area 3.7m x 3.95m (24ft1 x 12ft10)

Total room length including the dining area 7.48m (24ft1) x 2.3m (7ft8). This is a fantastic family lounge dining area with laminate wood flooring, two central heating radiators, a double-glazed window to the front aspect and double-glazed patio doors to the rear leading to a conservatory. A door leads off the lounge into the kitchen.

Kitchen 2.73m x 2.24m (9ft x 7ft4)

Completed with attractive wall base and drawer units and complimentary work surfaces. The walls are half-tiled above the worksurfaces and tiled flooring.

There is a stainless steel sink and drainer located under a double-glazed window that overlooks the rear garden. Included in the sale is an integrated electric oven, fridge, microwave, gas hob with extractor over and integrated washer/dryer.

A radiator and additional electric ground plinth heater is also provided within the kitchen,

A double-glazed side door leads to the parking area and rear garden. A door leads to under-stair storage perfect for your storage items. The electric fuse box is also located within this storage area.

Conservatory 3.17m x 2.48m (10ft5 x 8ft2)

A small brick wall with large double-glazed windows and patio doors leading out into the private rear garden. A decorated feature wall and tiled flooring compliments this area along with electric underfloor heating, and a wall-mounted electric heater, There is also a radiator linked to the heating system with a thermostat radiator valve control.

First-floor landing 2.65m x 1.945m (8ft9 x 6ft5)

located off the stairs leading to the three bedrooms and family bathroom.

Front Bedroom 3.30mm x 2.64m (12ft7 x 10ft10)

A double-sized bedroom with fitted wardrobe and mirrored sliding doors, carpet, radiator and double-glazed window overlooking the front.

Rear Bedroom 3.29 x 2.64m (10ft10 x 8ft8)

Double-sized bedroom with carpet flooring, central heating radiator and double-glazed window overlooking the rear aspect. This room is elegantly decorated with featured wallpaper and built-in storage located in the rear corner of the room.

Bedroom Three 2.24m x 1.94m (7ft4x6ft5)

A single-sized bedroom currently used as a study, this room is decorated with a featured wallpaper on the side wall and carpet to the floor. A double-glazed window with a radiator under, overlooks the rear aspect and garden.

Family Bathroom 2.2m x 1.94m (7ft3 x 6ft5)

The spacious bathroom comprises of a white suite, bath with electric shower over, Wc and wall-mounted wash basin. All walls are tiled and a chrome

electric towel rail is located to the side of the bath. Downlights and an extractor fan are provided over the bath/shower area.

Loft

The loft is accessed off the first-floor landing via a loft hatch with a pull-down ladder. The gas combination boiler is located within the loft. The loft is partially boarded with loft insulation under.

Outside

The low-maintenance gravelled frontage with a concrete driveway to the side of the property leads to a private rear garden and storage shed. The rear-drive and garden are secured from the front of the property via two gates fixed across the driveway.

The rear offers a paved patio area with a well-maintained, raised lawn with planting and fenced boundaries. An outside water tap and electric powerpoint is also provided along with a storage shed for gardening equipment.

Contact Us

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