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mansfield  
nottingham  
NG18 1EB

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Sales & Lettings

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**2 KIRKLAND AVENUE  
MANSFIELD  
NOTTINGHAMSHIRE  
NG18 5QP**



**£ 225,000**

**VIEWING**

By appointment through the selling agent on (01623) 422000  
16 Albert Street, Mansfield, Nottingham, NG18 1EB

**TENURE**

Freehold

- Stunning Detached Property
- Immaculately Presented Throughout
- Three Reception Rooms
- Three Double Bedrooms
- Two Bathrooms
- Double Glazing
- Gas Central Heating
- Large Driveway and Double Length Garage
- Attractive Gardens
- Convenient and Popular Location
- Easy Access to Kings Mill

## **DIRECTIONS**

Upon leaving our office turn left onto Station Street and follow the road round to the right. Stay in the right-hand lane turning left at the traffic lights onto St Peters Way the immediate right at the first set of traffic lights onto Nottingham Road sign posted Nottingham/A60. At the traffic lights turn right onto Portland Street/A6009 continuing straight on at the next two sets of traffic signals. At the following set of traffic signals turn left onto the A38 then continue forward taking the fifth right onto Kirkland Avenue where the property can be located on the right-hand side.

**If you are looking for a property that is in outstanding condition both internally and externally with a convenient location then this property could be for you.**

**Situated just off the A38 and in close proximity to the Town Centre, Kings Mill Hospital, excellent transport links and walking distance to the local bus stop you will only be a short distance away from all the amenities that Mansfield has to offer.**

**The quality and standard of this property, both internally and externally is extremely high; both in terms of the standard of finish, workmanship, fixtures and fittings. The property has been re-roofed and had new guttering, down spouts, fascia's, soffits and has been fully rendered with high performance rendering.**

**The property is ready to move into and will make the perfect family home!**

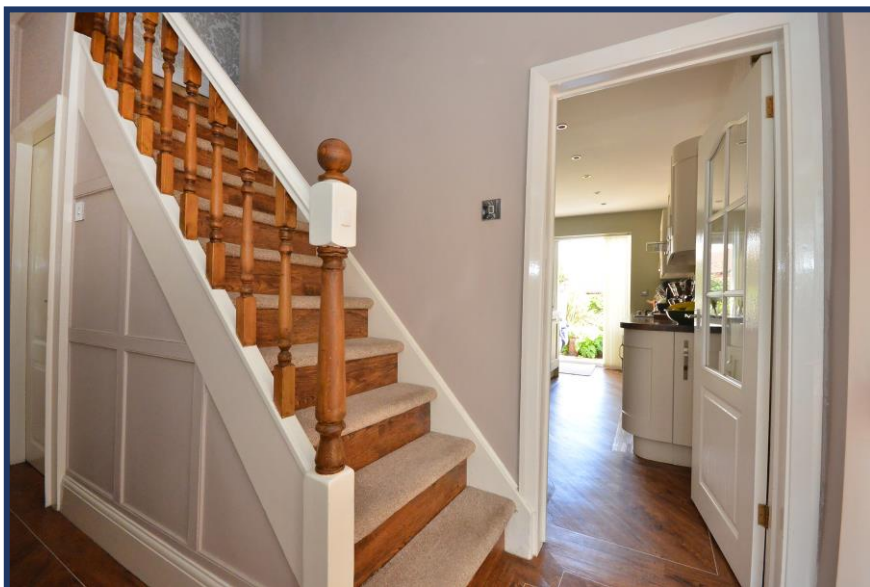
With electric gated access to an attractive blocked paved driveway which leads to a large parking area with numerous sensor activated spot lights. This in turn leads to a tandem double garage with up and over door.

Front gardens have been made low maintenance with attractive blocked paving, feature border and hedging.

UPVC double glazed entrance door into:

## **HALLWAY**

Splendid hallway with Karndean flooring, radiator, power points, ceiling light point, deep skirtings and panelled door to under stairs cloaks cupboard.



## 2 KIRKLAND AVENUE, MANSFIELD, NOTTINGHAM

Glazed and panelled door to:

### DINING-ROOM

**12'6" x 11' max into bay** Fabulous bay fronted dining room with UPVC double glazed bay window to the front, window seat, power points, ceiling light point, ceiling coving, Karndean flooring and deep skirtings.



Glazed and panelled door to:

### LOUNGE

**11' x 24'6"** Splendid and spacious lounge with UPVC double glazed bay window to the front, feature fireplace, radiator, power points, ceiling light point, TV aerial point, telephone point and ceiling coving.



Bi-folding doors through to:

### STUDY

**11' x 8' max** With bespoke built-in cupboards, radiator, power points, ceiling spot lights, UPVC double glazed windows to the rear and UPVC double glazed patio doors opening onto and overlooking the rear garden.

## 2 KIRKLAND AVENUE, MANSFIELD, NOTTINGHAM

Glazed and panelled door to:

### DESIGNER KITCHEN

15' x 12' Which is comprehensively fitted with a range of quality wall and base units with all drawers, cupboards and larder units having soft closers. There are ample attractive counter tops and stylish coordinated tiling with stainless steel illuminated glazed canopy style extractor, five ring stainless steel gas hob, Belfast sink with mixer taps, space for American style fridge freezer, integrated microwave, integrated oven and grill, integrated washer, integrated dish washer, Karndean flooring, numerous power points, ceiling spot lights, UPVC double glazed windows and UPVC double glazed doors opening onto and overlooking the rear garden.



## 2 KIRKLAND AVENUE, MANSFIELD, NOTTINGHAM

Stairs to:

### LANDING

With power points, two ceiling light points, widened access to insulated and partly bordered roof space with power and light.

White panelled door to:

### MASTER BEDROOM

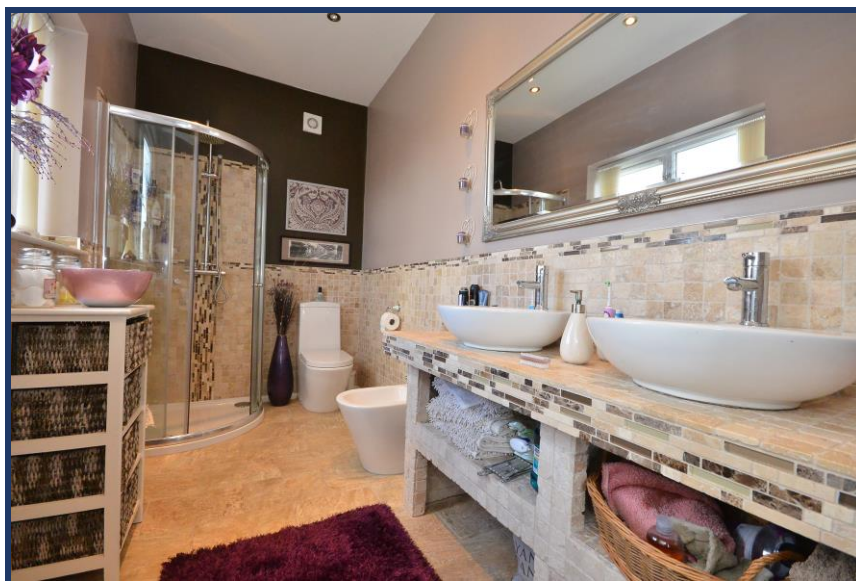
16' excluding wardrobes x 11' With a range of fitted wardrobes, radiator, power points, TV aerial point, two ceiling light points, ceiling coving and UPVC double glazed window overlooking the rear garden.



White panelled door to:

### LUXURIOUS EN-SUITE

12' x 5'9" With a five-piece suite comprising twin wash hand basins, close coupled W.C with soft close seat, bidet, tiled shower enclosure with Monsoon shower, attractive wall tiling, radiator, ceramic floor tiling and UPVC double glazed opaque window to the rear.



## 2 KIRKLAND AVENUE, MANSFIELD, NOTTINGHAM

White panelled door to:

### **BEDROOM TWO**

12'6" x 9'6" With UPVC double glazed window to the front, thermostatically controlled radiator, power points and ceiling light point.



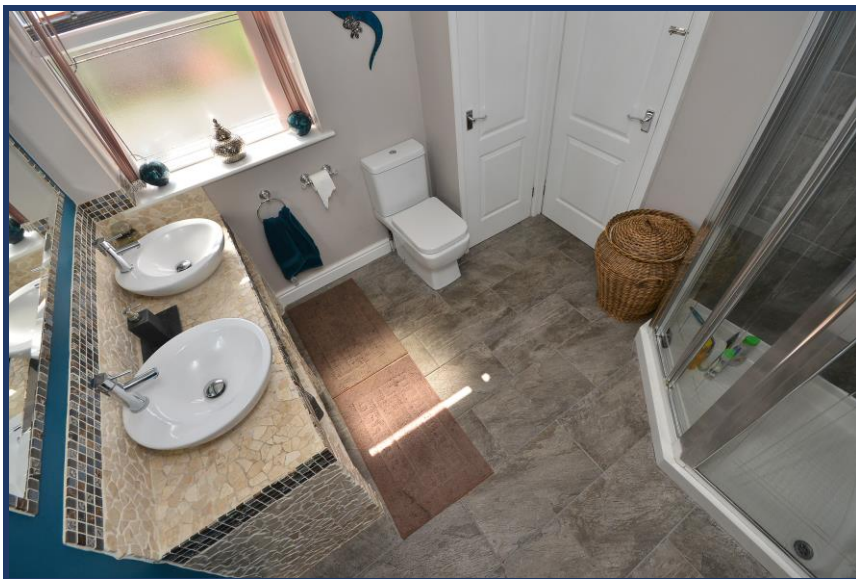
### **DRESSING ROOM**

Archway through to dressing room with UPVC double glazed window to the side, thermostatically controlled radiator, ceiling spot lights and wardrobes with hanging rails and shelving.

White panelled door to:

### **JACK & JILL BATHROOM**

With twin wash hand basins, close coupled W.C, large fully tiled shower cubicle with Monsoon shower, UPVC double glazed opaque window to the side, ceramic floor tiling, ceiling spot lights, wall mirror, fitted storage cupboard with boiler and second door onto landing.



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White panelled door to:

### **BEDROOM THREE**

11'6" x 12'6" With UPVC double glazed window to the front, wardrobes, thermostatically controlled radiator, power points and ceiling light point.



### **OUTSIDE**

The rear gardens to this property are an absolute delight. A substantial amount of time and effort as well as cost has been put into making the gardens such an attractive feature of this property. There is a full width flag stone patio, sculptured lawn with beautiful and well stocked borders with a wealth of maturing specimen plants and a large quality decked area providing space for outside seating and dining. The gardens are fully enclosed within quality fencing and hedging.



## 2 KIRKLAND AVENUE, MANSFIELD, NOTTINGHAM

### GARAGE

The garage has ample power and light, it has also been re-roofed and has new guttering, fascia's and soffits. There is a courtesy door access from the rear garden.

### AGENTS NOTES

This property as previously mentioned is presented to an extremely high standard, both internally and externally. There has been no expense spared by the present owners who have attention to style and detail which will be attractive to and appreciated by any discerning purchaser.

### ADDITIONAL INFORMATION

**Council Tax Band: C**

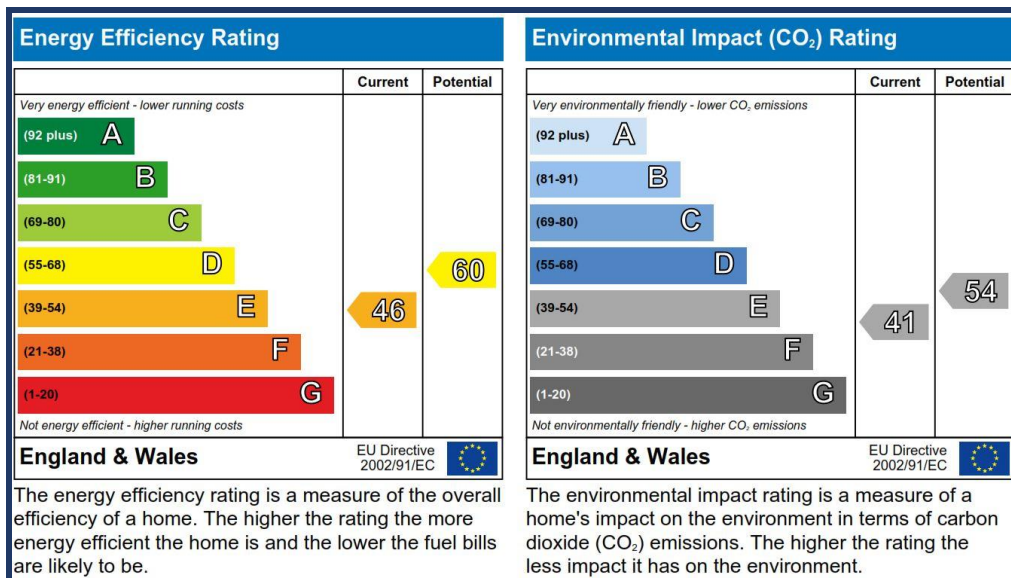
**Local Authority: Mansfield District Council**

**Primary School: Intake Farm Primary and Nursery**

**Secondary School: Queen Elizabeth's Academy**

**Stamp Duty on Asking Price: £2,000 (Additional costs may occur if purchasing as a second property.)**

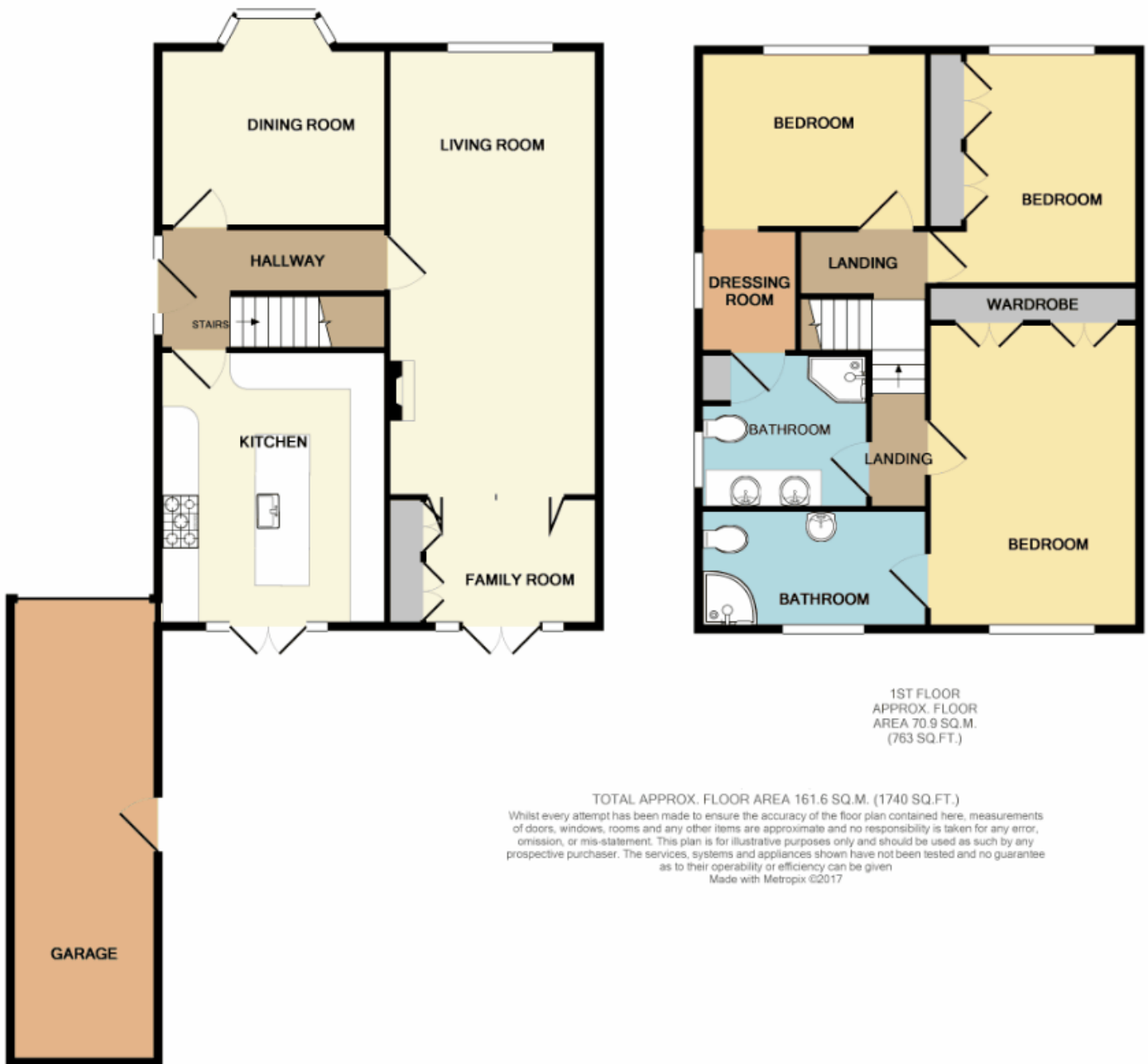
### ENERGY PERFORMANCE RATING





# 2 KIRKLAND AVENUE, MANSFIELD, NOTTINGHAM

## FLOOR PLAN



1ST FLOOR  
APPROX. FLOOR  
AREA 70.9 SQ.M.  
(763 SQ.FT.)

TOTAL APPROX. FLOOR AREA 161.6 SQ.M. (1740 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GROUND FLOOR  
APPROX. FLOOR  
AREA 90.7 SQ.M.  
(977 SQ.FT.)

## **2 KIRKLAND AVENUE, MANSFIELD, NOTTINGHAM**

### **AGENTS NOTES**

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

### **MORTGAGE ADVICE**

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchasers needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge\* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

\* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

### **THINKING OF SELLING**

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

### **THINKING OF RENTING**

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to insure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and *manage* the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our clients behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients' investment.