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mansfield  
nottingham  
NG18 1EB

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Sales & Lettings

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**49 LAYTON AVENUE**

**MANSFIELD**

**NOTTINGHAMSHIRE**

**NG18 5PJ**



**Offer Over £164,000**

**VIEWING**

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

**TENURE**

Freehold

- Semi Detached Property
- Deceptively Spacious
- Four Bedrooms
- Fabulously Finished
- Three Reception Rooms
- Breakfast Kitchen
- Gas Central Heating
- Double Glazing
- Detached Garage
- Attractive Rear Garden
- Within Walking Distance to the Town Centre

### **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 (for the A38) continue forward taking the third left onto Layton Avenue where the property can be easily identified by our 'For Sale' board.

**This property is presented to a high standard throughout and viewing is advised to fully appreciate this properties size, finish and potential. The property boasts three reception rooms, a fabulous dining kitchen and benefits from a detached garage to the rear making this the ideal family home. What's more the property is located within walking distance of the town centre and all the amenities that Mansfield has to offer.**

To the front of the property there is well presented forecourt garden with pathway to the side leading to gated access to the rear. This properties traditional features are evident before you walk through the door with a box bay window to the front and arched entrance porchway which frames the attractive entrance door.





## 49 LAYTON AVENUE, MANSFIELD, NOTTINGHAMSHIRE

### HALLWAY

This welcoming hallway has ceiling coving, two ceiling light points, radiator, power points and wooden flooring with deep skirtings.



Stripped panelled door into:

### LOUNGE

**15'6" max x 13'6"** Boasting in traditional features to include high ceilings with ceiling coving and ceiling rose, an attractive feature fireplace, boxed bay window to the front with UPVC double glazed units, deep skirtings, radiator, power points, TV aerial point, telephone point and ceiling light point.



## 49 LAYTON AVENUE, MANSFIELD, NOTTINGHAMSHIRE

Stripped panelled door into:

### FAMILY ROOM

**12'2" x 11' max** This additional reception room provides the perfect space for growing families. There is a UPVC double glazed window to the rear, ceiling light point, power points, TV aerial point and radiator.



Stripped panelled door into:

### DINING ROOM

**10' x 8'** The dining room offers plenty of space for a dinner party or a family Sunday roast and with access straight into the kitchen is ideal for entertaining. There is a UPVC double glazed window to the side, radiator, ceiling coving, ceiling light point, power point, TV aerial point, telephone point and wooden skirting.





## 49 LAYTON AVENUE, MANSFIELD, NOTTINGHAMSHIRE

Stripped panelled door into:

### **BREAKFAST KITCHEN**

**13' x 12'** This stunning kitchen is the heart of this family home having been comprehensively fitted with a range of quality wall and base units with solid oak doors and work surfaces with a wealth of integrated appliances. There is a 'blanco' triple sink with mixer tap, 'rangemaster' cooker with five gas rings, wok stand and hot plate with further electric hot plate and coffee pot heater with double oven along with integrated microwave, integrated dishwasher, integrated fridge, and integrated freezer. There is space and plumbing for washing machine, attractive floor and wall tiling, useful breakfast bar, ceiling spot lights, power points, TV aerial point, built in storage cupboard, UPVC double glazed window to the side and UPVC double glazed door giving access to the rear garden.



## 49 LAYTON AVENUE, MANSFIELD, NOTTINGHAMSHIRE

Balustraded stairs to:

### **FIRST FLOOR LANDING**

Balustraded landing providing space for a relaxing seating area with ceiling coving, two ceiling light points, power points and access to insulated roof space.



Stripped panelled door into:

### **BEDROOM ONE**

**13'3 x 11' max** A spacious master with large UPVC double glazed window to the front making this a bright and airy room. There is ceiling coving, ceiling light point, radiator, power points and TV aerial point.





## 49 LAYTON AVENUE, MANSFIELD, NOTTINGHAMSHIRE

Stripped panelled door into:

### **BEDROOM TWO**

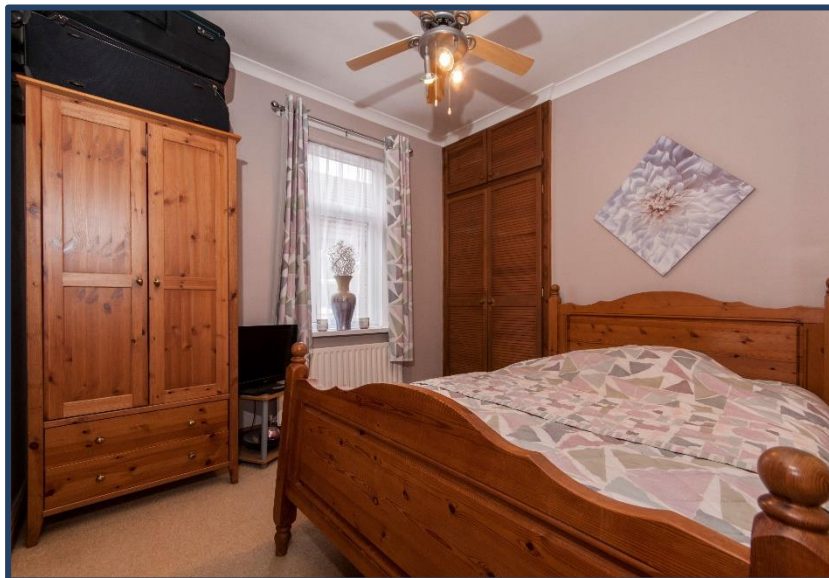
**12'3" x 11'** Another good size double with UPVC double glazed window to the rear, power points, TV aerial point and ceiling light point.



Stripped panelled door into:

### **BEDROOM THREE**

**9'8 x 9'** A further double with UPVC double glazed window to the side, ceiling coving, ceiling light point, radiator, useful storage cupboard and numerous power points.

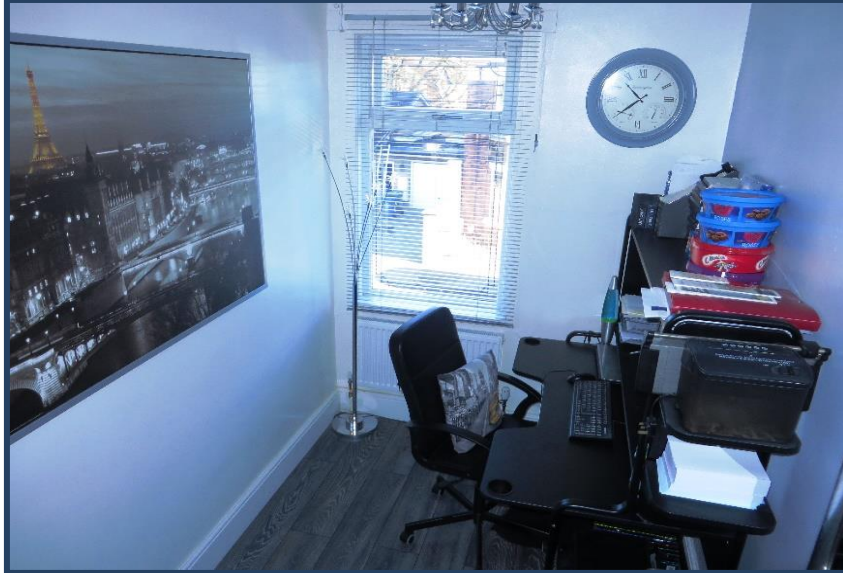


## 49 LAYTON AVENUE, MANSFIELD, NOTTINGHAMSHIRE

Stripped panelled door into:

### **BEDROOM FOUR**

**10'3" x 6'** UPVC double glazed window to the front, ceiling light point, radiator and power points.



Stripped panelled door into:

### **FAMILY BATHROOM**

**12' x 6'10** This is a large bathroom with four-piece white suite comprising close coupled W.C, panelled bath with shower head and mixer taps, pedestal wash hand basin and corner spa power shower. There is a chrome towel rail radiator, wall and floor tiling, further radiator, ceiling light point, extractor fan and UPVC double glazed opaque window to the side.





## 49 LAYTON AVENUE, MANSFIELD, NOTTINGHAMSHIRE

### OUTSIDE

To the rear there is a good sized garden with stocked borders and pathway to gated access to the rear. There is outside lighting, an outside tap, outside W.C which has UPVC double glazed opaque window to the side and close coupled W.C with floor tiling, further outside store and garden shed measuring 6'x7'. Outside there is also a detached garage with pedestrian door the rear and up and over door to the front.



49 LAYTON AVENUE, MANSFIELD, NOTTINGHAMSHIRE

**ADDITIONAL INFORMATION**

**Council Tax Band: B**

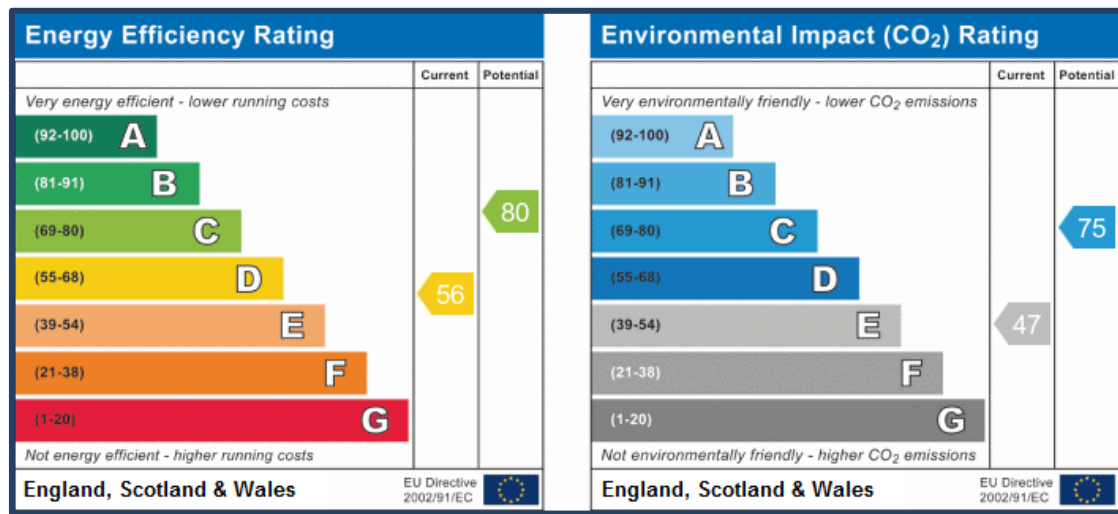
**Local Authority: Mansfield**

**Primary School: Wainwright Primary Academy**

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

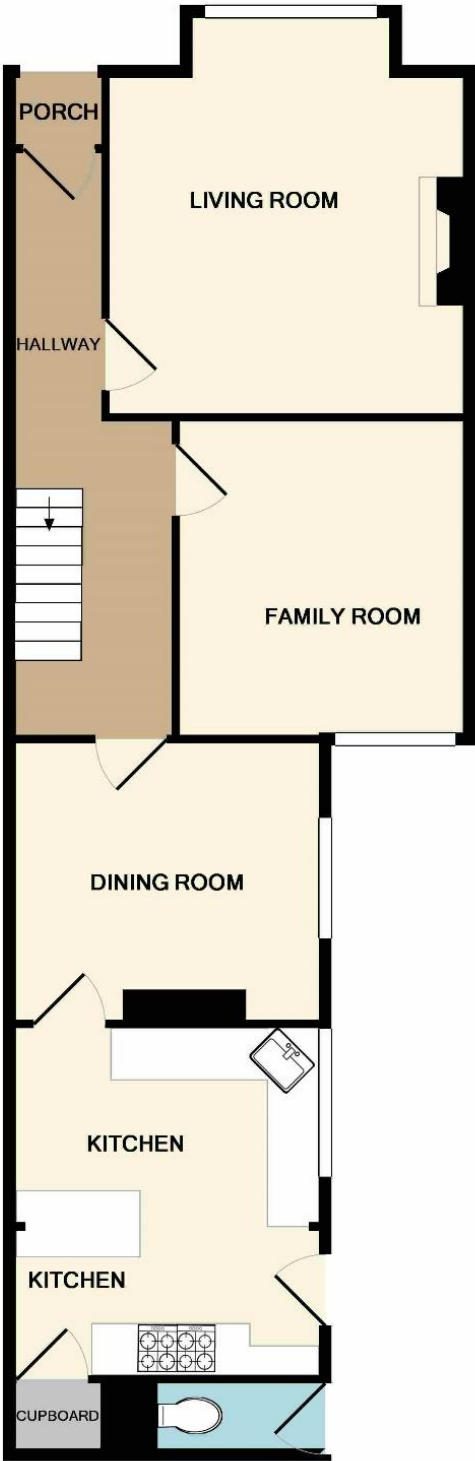
**Stamp Duty on Asking Price: £780.00 (Additional charges may apply if being purchased as a second property.)**

**ENERGY PERFORMANCE RATING**





**FLOOR PLAN**



GROUND FLOOR  
APPROX. FLOOR  
AREA 73.0 SQ.M.  
(786 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 62.2 SQ.M.  
(669 SQ.FT.)  
TOTAL APPROX. FLOOR AREA 135.1 SQ.M. (1455 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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## **49 LAYTON AVENUE, MANSFIELD, NOTTINGHAMSHIRE**

### **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.