

16 albert street
mansfield
nottingham
NG18 1EB

need2view
property services
Sales & Lettings

tel: 01623 422000
fax: 01623 421068

www.need2view.co.uk
mansfield@need2view.co.uk

**60 THE FAIRWAYS
MANSFIELD WOODHOUSE
NOTTINGHAMSHIRE
NG19 9EW**



GUIDE PRICE £200,000-£210,000

VIEWING

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

TENURE

Freehold

- Four Bedrooms
- Detached
- Driveway and Integrated Garage
- Refitted Bespoke Kitchen
- Two Reception Rooms
- Attractive Rear Garden
- Gas Central Heating
- Double Glazing
- Popular Location

60 THE FAIRWAYS, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE

DIRECTIONS

On leaving our Mansfield Office turn left onto Quaker Way which becomes St John Street. Turn right onto St Peter's Way and turn left onto Woodhouse Road. Continue to follow the A60. Take the last left before exiting Mansfield Woodhouse onto The Fairways where the property can be easily identified by our 'For Sale' board.

This quality four bedroom detached spacious family home is located near to the playing fields and the golf course. This property has been significantly improved and upgraded by the current owners who have lived in the property for many years.

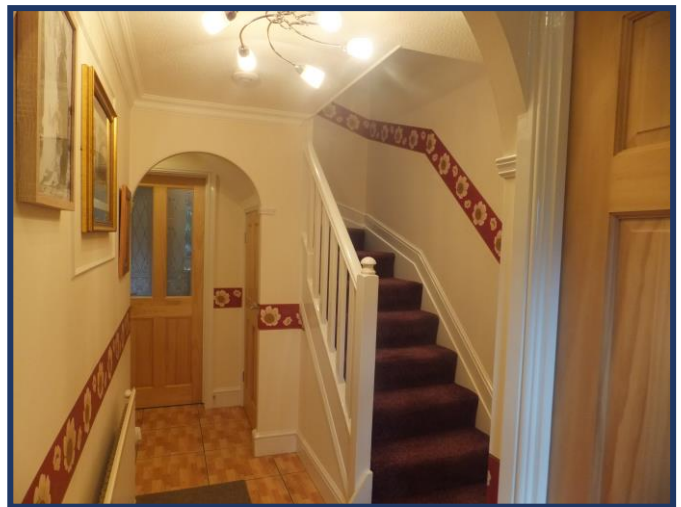
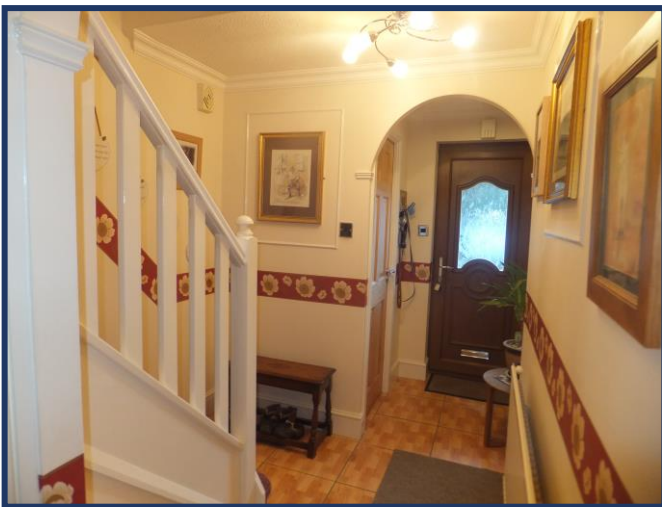
To the front of the property there is a resurfaced block paved effect driveway which provides parking for at least two cars. The remainder of the front garden is laid to lawn with stocked borders.

There is a up and over door to the integral garage and pathways to either side of the property with gated access to the rear.

Tiled canopy over UPVC double glazed entrance door into:

HALLWAY

Welcoming and attractive hallway with two ceiling spot lights, further ceiling light point, power points, telephone point, radiator, stairs to first floor landing, ceramic floor tiling and panelled door to under stairs storage cupboard.



Panelled door to:

GROUND FLOOR W.C

With UPVC double glazed opaque window to the front, close coupled W.C, wash hand basin, radiator, ceiling light point, ceiling coving and ceramic floor tiling.

60 THE FAIRWAYS, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE

Glazed and panelled door opening into:

LOUNGE

11'2" max x 16' max With UPVC double glazed window overlooking the front garden and attractive views beyond, deep moulded skirtings and door architraves, radiator, ceiling spot lights, ceiling coving, wall light points, power points, telephone point, ceramic floor tiling, dimmer switches, coal effect gas fire set within feature fireplace having marble hearth and surround within mantel and surround (installed February 2017 with a seven-year guarantee).



Panelled door to:

DINING-ROOM

10' x 11'9" With UPVC double glazed patio doors overlooking and opening onto the rear garden, radiator, deep moulded skirtings and architraves, four wall light points, power points, telephone point, dimmer switch and ceramic floor tiling.



Panelled door to:

KITCHEN

17'6" max x 13' max Superbly refitted 'L' shape kitchen which was the subject of a bespoke design and attractive installation of quality units. The kitchen has been comprehensively fitted with a range of wall and base units incorporating soft closing cupboards, a range of deep drawers, a corner carousel unit, integrated double oven, integrated microwave oven, Bosch induction five ring hob, pull out illuminated Elica extractor, integrated fridge, integrated freezer, integrated washing machine, integrated dryer and integrated dishwasher. There are granite effect work surfaces with coordinated splash backs, ceramic floor tiling, two UPVC double glazed windows to the rear, UPVC double glazed stable door to the rear, radiator, floor level heating, numerous power points, ceiling spot lights and glazed and panelled door from the kitchen back into the hallway.



60 THE FAIRWAYS, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE

Stairs to:

FIRST FLOOR LANDING

With ceiling coving, ceiling spot lights, deep skirtings, partial balustrade, power point and access to insulated and partially boarded roof space via a drop down aluminium ladder and loft light. Off the landing there is a panelled door to an airing cupboard which houses the Baxi Platinum 28 combi-boiler which was installed in July 2016 and is subject to a 10-year guarantee.

Panelled door to:

MASTER BEDROOM

11' max x 13' max excluding fitted wardrobes With UPVC double glazed window overlooking the front garden and attractive views beyond, thermostatically controlled radiator, power points, TV aerial point, dimmer switches, two wall light points, ceiling light point, ceiling coving, deep moulded skirtings and door architraves and a range of fitted wardrobes incorporating shelving, hanging rails and drawers.



Panelled door to:

BEDROOM TWO

12' max x 9' max With UPVC double glazed window to the rear, thermostatically controlled radiator, power points and ceiling light point



60 THE FAIRWAYS, MANSFIELD WOODHOUSE, NOTTINGHAMSHIRE

Glazed and panelled door to:

BEDROOM THREE

9' x 6'4" With UPVC double glazed window to the rear, thermostatically controlled radiator, power points, ceiling coving and ceiling light point.



Glazed and panelled door to:

BEDROOM FOUR

6'9" x 7' With UPVC double glazed window to the front, thermostatically controlled radiator, power points, ceiling coving and ceiling light point.



BATHROOM

This family bathroom has a three-piece white suite comprising wooden panelled bath with telephone shower taps, wash hand basin and close couple W.C. There is a UPVC double glazed opaque window to the side, full wall tiling and ceiling light point.



OUTSIDE

There are gardens to the side and rear with various seating areas, pathways, patios, stocked borders, pergola, outside lighting and outside tap.



ADDITIONAL INFORMATION

Council Tax Band: C

Local Authority: Mansfield District Council

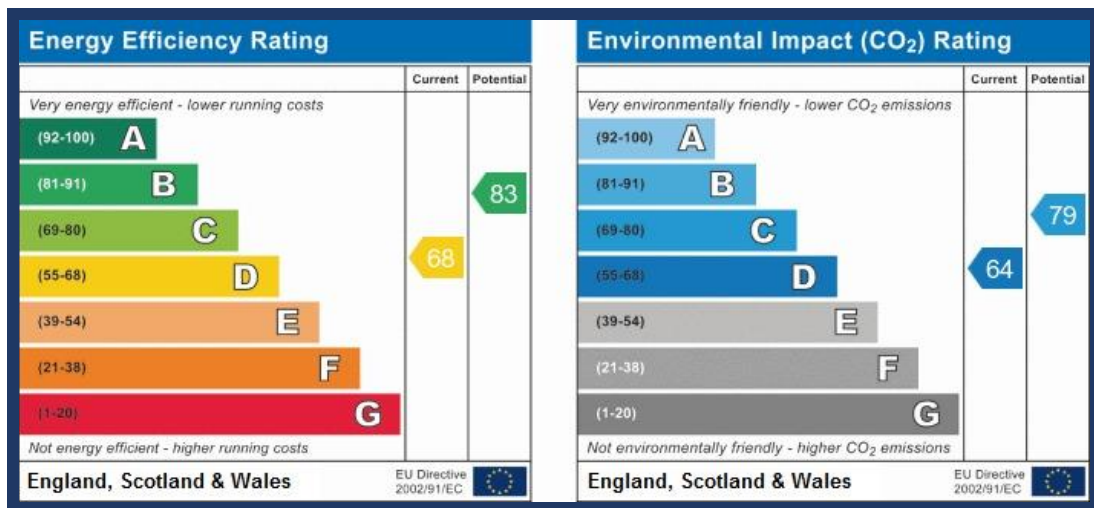
Primary School: Nettleworth Infant & Nursery School, Leas Park Junior School

Secondary School: The Manor Academy

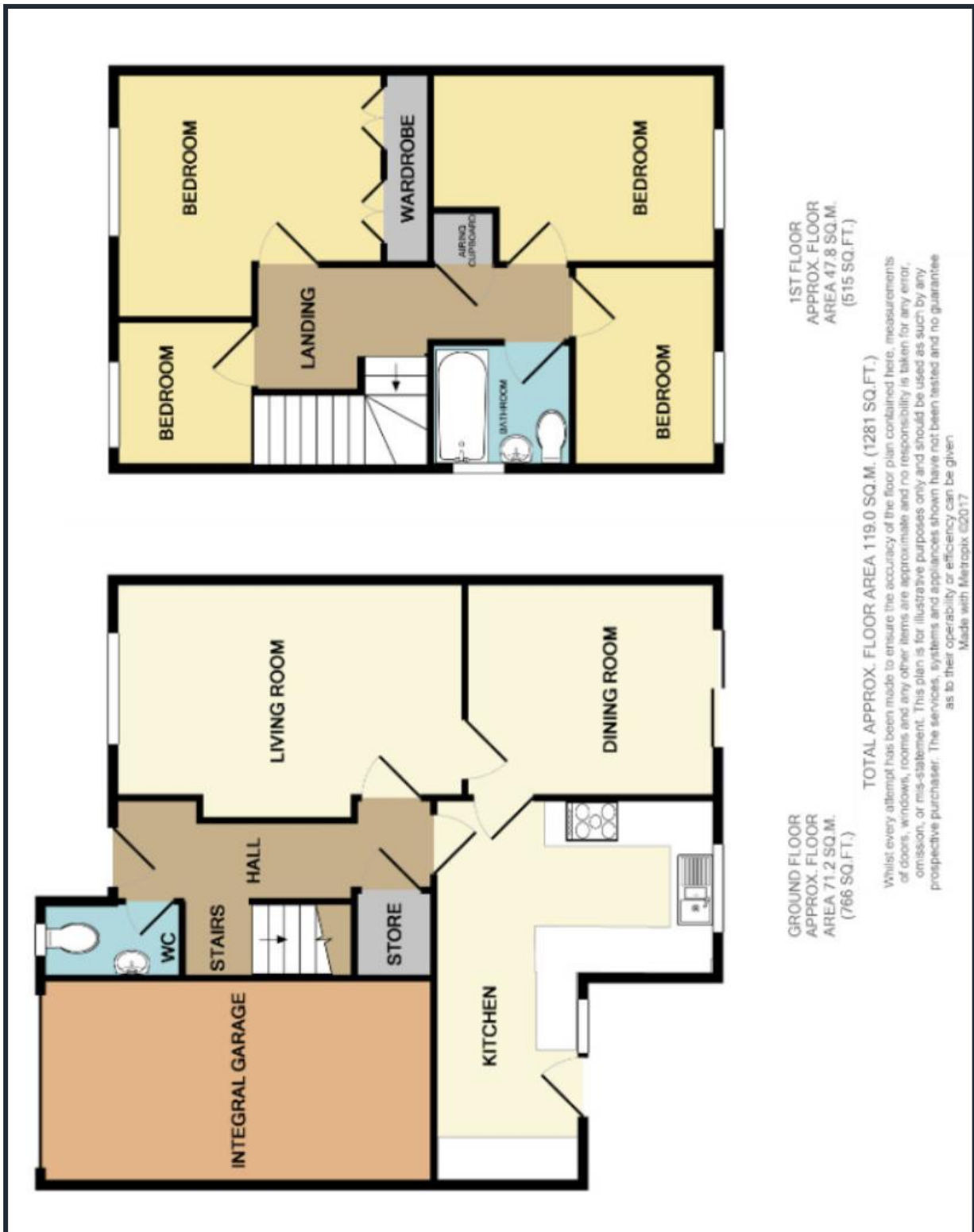
Stamp Duty: £1,500.00 (Additional costs may incur if purchasing as a second property.)

There is potential with this property to extend over the garage or to the side of the property subject to usual permissions.

ENERGY PERFORMANCE RATING



FLOORPLAN



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.