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**NO
CHAIN**

**11 KEMPTON ROAD
MANSFIELD
NOTTINGHAMSHIRE
NG18 3FG**



£210,000

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

TENURE Freehold

- Detached Property
- Refurbished Throughout
- Presented to a Very High Standard
- Four Bedrooms
- Ensuite Bathroom
- Two Reception Rooms
- Conservatory
- Ground Floor W.C.
- Integral Garage
- Block Paved Driveway

11 KEMPTON ROAD, MANSFIELD, NOTTINGHAMSHIRE

DIRECTIONS

From our office in Mansfield continue straight onto Quaker Way, which turns slightly to the right and becomes St. John Street. At the traffic lights turn right onto St. Peter's Way and at the second set of traffic lights turn left onto Bath Lane. Go straight over at the roundabout and turn right onto Sandy Lane. Continue along Sandy Lane and at the roundabout take the first exit onto Pecks Hill, continuing to the right of the church onto Skerry Hill which then becomes Eakring Road. Turn left onto Eakring Close and then take the first right onto Kempton Road.

This fabulous family home has recently been refurbished to a high standard throughout and must be viewed to fully appreciate the space it offers. With two reception rooms, a conservatory, four good sized bedrooms and integral garage, it is the perfect family home in a popular location.

To the front of the property there is a block paved driveway providing off street parking and a door providing access to the integrated garage. There is a pathway to the left-hand side of the property leading to the entrance door.

UPVC double glazed door leading into:

HALLWAY

With wooden flooring, radiator and ceiling light point.

White panelled door to:

LOUNGE

12'1" x 15'5" Feature fireplace with gas fire and ornate surround, ceiling rose with ceiling light point, wall light points, power points, television aerial point, wooden flooring, radiator and UPVC double glazed bay window to the front.



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White panelled door leading to:

DINING ROOM

11'5" x 12'2" With wooden flooring, radiator, ceiling light point, power points and UPVC double glazed patio doors opening into the conservatory.



White panelled door leading to:

KITCHEN

9'8" x 16'3" A stylish modern kitchen comprehensively fitted with a range of white gloss wall and base units with plinth heaters and under cabinet lighting, granite work surfaces and co-ordinating tiled splashbacks, tiled flooring and ceiling spotlights. With a ceramic sink with mixer tap, integrated electric double oven, integrated stainless steel gas hob and deep fryer with canopy extractor, integrated dishwasher, integrated fridge and integrated freezer. UPVC double glazed window into the conservatory and UPVC double glazed door to the side.



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White panelled door into:

UTILITY ROOM

16'7" x 6'4" Useful utility room with wall and base units, roll top work surfaces, one and a half bowl stainless steel sink with mixer tap, space and plumbing for washing machine, space for tumble dryer, laminate flooring, ceiling light point and UPVC double glazed door leading to the integral garage.



CONSERVATORY

29'7" x 17'8" Overlooking the rear garden with UPVC double glazed windows and doors opening onto a patio. With a solid roof, air conditioning unit, ceiling light points, power points and tiled effect cushion flooring.



GROUND FLOOR W.C.

With close coupled W.C., wash hand basin set into vanity unit, ceiling light point and door to useful understairs storage cupboard.

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FIRST FLOOR LANDING

With storage cupboard and ceiling light point.

White panelled door to:

MASTER BEDROOM

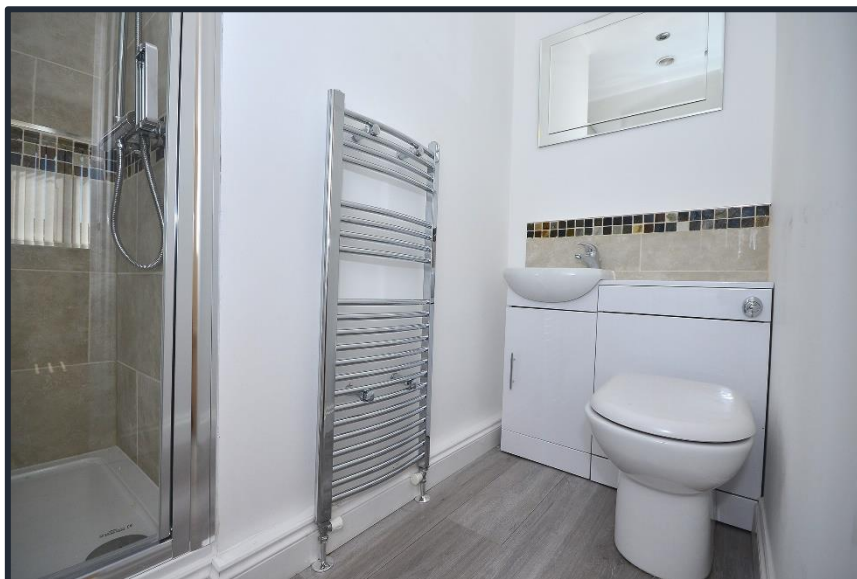
10'6" x 14'9" With UPVC double glazed bay window to the front, radiator, power points and ceiling light point.



Door to:

ENSUITE SHOWER ROOM

White suite comprising a wash hand basin and W.C. set into vanity unit with tiled surround and fully tiled shower cubicle with glass door. Chrome towel rail radiator, wooden effect flooring and ceiling light point.



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BEDROOM TWO

11'11" x 11'7" With fitted wardrobes, radiator, ceiling light point, power points, television aerial point and UPVC double glazed window to the rear.



BEDROOM THREE

10'6" x 11'7" With UPVC double glazed window to the front, radiator, power points, ceiling light point and television aerial point.



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BEDROOM FOUR

10'9" x 8'6" With fitted wardrobes, radiator, ceiling light point, power points and UPVC double glazed window to the rear.



BATHROOM

9'6" x 5'5" Modern bathroom refitted with a four-piece white suite comprising free standing bath with mixer taps, countertop wash hand basin with mixer tap and tiled surround, fully tiled shower cubicle, close coupled W.C., chrome towel rail radiator, ceiling spotlights and UPVC double glazed opaque window to the side.



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REAR GARDEN

To the rear of the property there is a low maintenance enclosed landscaped garden that gets the sun for most of the day with patio areas, borders and steps leading up to a lawn.



GARAGE

The property has an integral garage with an up and over door from the front driveway and a door leading from the utility room. The garage has power and lighting and has been insulated making it suitable for a variety of uses or even possible conversion to an extra room.

ADDITIONAL INFORMATION

Local Council – Mansfield District Council

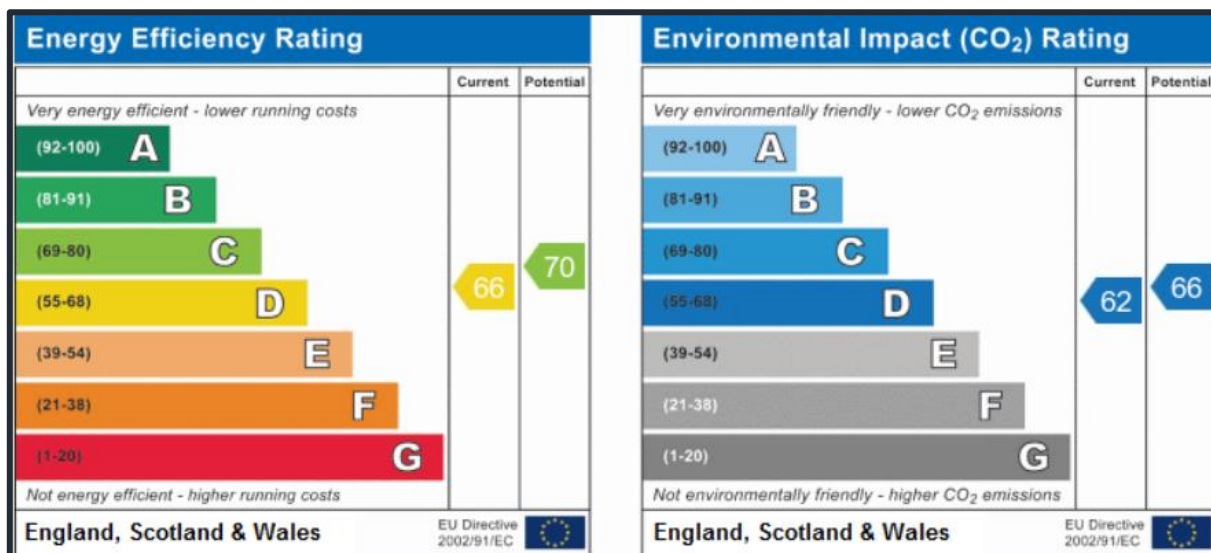
Council Tax Band – D

Primary School – Abbey Primary School

Secondary School – Samworth Church Academy

Stamp Duty on Asking Price - £1,700.00 (this may change if you own another property or are a first time buyer).

ENERGY PERFORMANCE RATING



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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 purchaser's 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.