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**278 EAKRING ROAD**

**MANSFIELD**

**NOTTINGHAMSHIRE**

**NG18 3ES**



**£995 PCM**

**VIEWING**

By appointment through the selling agent on (0115) 9680809  
7 High Street, Hucknall, Nottingham, NG15 7HJ

**TENURE**

Freehold

- Large Detached Bungalow
- 4 Double Bedrooms
- 2 Shower Rooms
- Extensive Gardens
- Substantial Driveway
- Unfurnished
- Viewing Highly Recommended

## **278 EAKRING ROAD, MANSFIELD, NOTTINGHAM**

This outstanding bungalow is impressively large and uniquely designed. It has many charming and original features whilst also offering unlimited opportunity and potential to blend in a more modern design. This huge yet homely property has a magnificent entrance hallway, a large lounge, separate dining room, a breakfast kitchen, a 43ft conservatory with access to a utility store, wine store and to further large rooms. Finally, there are 4 spacious double bedrooms, a shower room and a family bathroom

### **HALLWAY**

**24'5" x 7'4"** With original solid wood flooring, original coving and ceiling art to high ceilings, a radiator and ceiling light points.



Doors into:

### **LOUNGE**

**21'6" x 14'0"** A large 21ft lounge with a feature fireplace with an inset log burner. Original wooden flooring, coving to the ceiling, window to the side of the property, double glazed bay window with central French door opening to the rear garden.





## **278 EAKRING ROAD, MANSFIELD, NOTTINGHAM**

### **DINING ROOM**

**18'2" X 15'6"** A further reception room full of character, again with a feature fireplace, again with inset log burner, original solid wood panelling to the walls, ceiling coving and decorative ceiling art. Glazed bay window looking out onto the rear garden. Access into one of the double bedrooms, radiator, power and ceiling light points.



Door to:

### **KITCHEN**

**16'4" x 14'5"** A fantastic farmhouse style kitchen with a range of fitted wall cupboards, base units and draws with work surfaces over. An inset sink with drainer. Exposed original chimney. Space for over, space for fridge freezer, space and plumbing for washing machine/dishwasher, glazed window and door into the rear lobby and conservatory, power and ceiling light points.



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### **REAR LOBBY**

**4'0" X 4'0"** Accessed via the kitchen, fitted storage shelves, leads into the conservatory.

### **CONSERVATORY**

**43'10" x 17'3"** A huge 43ft conservatory with tiled floor, double glazed windows and doors opening into another private section of the garden. There is also a step down area which provides access into the utility space and wine store with further internal doors opening out into another two spacious rooms



### **UTILITY**

**7'0" X 6'1"** With a base unit and worksurface, space for a tumble dryer, plumbing for a washing machine and a ceiling light point.

### **WINE STORE**

**6'0" x 5'0"** With fitted shelves and ceiling light point.

### **BOILER STORE**

**9'2" x 5'0"**

**278 EAKRING ROAD, MANSFIELD, NOTTINGHAM**

**BEDROOM ONE**

**17'6"** A large double bedroom with a walk in bay window. Benefitting from internal fitted wardrobes, there is also a radiator, power and ceiling light points



**BEDROOM TWO**

**17'1" x 12'0"** Another large 17ft double bedroom, again with fitted wardrobes. Glazed window, radiator, power and ceiling light points.





**278 EAKRING ROAD, MANSFIELD, NOTTINGHAM**

**BEDROOM THREE**

**14'0" x 10'1"** A further double bedroom, with fitted wardrobes, original glazed window, to the side, radiator, power and ceiling light points.



**BEDROOM FOUR**

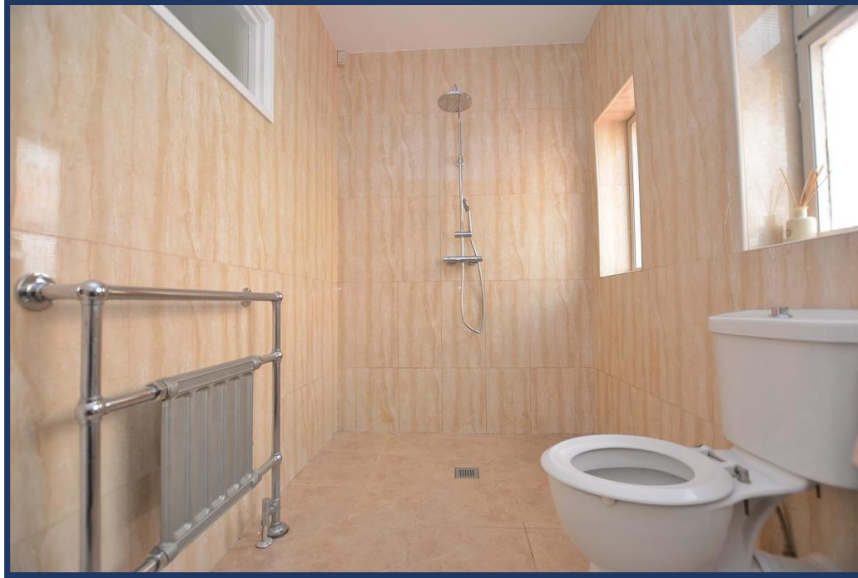
**11'0" x 9'2"** A final fourth double room, with a glazed window into the conservatory, radiator, power and ceiling light points.



## **278 EAKRING ROAD, MANSFIELD, NOTTINGHAM**

### **SHOWER ROOM**

**9'10" x 5'9"** A fully tiled wet room style bathroom with a large open shower area with a wall mounted, internally plumbed chrome shower, wash hand basin with chrome mixer tap with fitted storage underneath and a toilet. There is a chrome radiator with a fitted towel rail, two obscure windows into the conservatory and a ceiling light point.



### **SHOWER ROOM**

**7'11" x 3'8"** A handy, smaller second shower room with a single shower enclosure also with a wall mounted shower, wash hand basin and toilet. Tiled walls, radiator and ceiling light point.

### **INTERNAL WORKSHOP**

**20'7" x 9'7"** Previously used as a workshop, but could very easily be used as a fifth bedroom. Double glazed window to the front, radiator, power and ceiling light point.

### **OFFICE**

**12'0" x 9'7"** This room could again be used as another bedroom, glazed window to the rear, radiator and ceiling light point.

## **278 EAKRING ROAD, MANSFIELD, NOTTINGHAM**

### **OUTSIDE**

This property is set well back from the road in an ultra private position. The entrance is down a tree lined, shadred driveway withy opens up towards the end. There is a huge amount of frontage which provides off road parking for several vehicles and a 22ft car port. Wrought iron gates can be found to both sides of the property that open up into a magnificent private rear garden that really is a must see to fully appreciate. There are well maintained lawns surrounding the property, an array of established plants, shrubs and mature trees, including fruit trees. A further two outbuildings can be found in the grounds, along with an outside WC, wood stores, a pond and a glazed greenhouse with mature vine



### **OUTSIDE W.C.**

**6'2" x 2'6"** With toilet, glazed window to the side and a ceiling light point.

### **EXTERNAL STORE ONE**

**14'11" x 8'9"** With secure lockable doors to the front and side.

### **EXTERNAL STORE TWO**

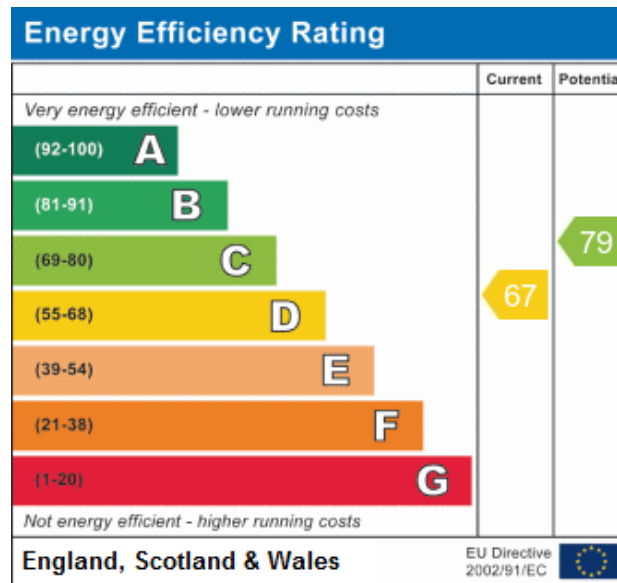
**7'3" x 5'0"** With secure lockable door.

### **CAR PORT**

**22'4" x 17'9"** An open double car port.



**EPC GRAPH**



**ADDITIONAL INFORMATION**

**Council Tax Band: E**

**Local Authority: Mansfield District Council**

**Primary School: Oak Tree Primary School**

**Secondary School: Samworth Church Academy**

## **TENANCY INFORMATION AND COSTS**

What permitted payments can I expect to pay if I rent a property with Need2View?

When you have agreed on the property of your choice, Need2View will provide you with a Tenancy Application Form. This helps explain not only the next stages of your application, but any permitted payments which are due before you sign your Tenancy Agreement and any which may become payable during and after the tenancy.

This will also include confirmation of the agreed rent and the deposit.

Below is a list of our current permitted payments. At any time you are interested in a property, please ask a member of staff for a full breakdown of permitted payments that may be payable before, during and after a tenancy.

### **HOLDING DEPOSIT (per tenancy)**

One week's rent. This is to reserve a property.

Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

### **SECURITY DEPOSIT (per tenancy)**

#### **Rent under £50,000 per year**

Five weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to Assured Shorthold Tenancies (AST).

#### **Rent of £50,000 or over per year**

Six weeks' rent. This covers damages or defaults on the part of the tenant during the tenancy and applies to Assured Shorthold Tenancies (AST).

### **UNPAID RENT**

Interest at 3% above the Bank of England Base Rate from Rent Due Date until paid in order to pursue non-payment of rent. Please Note: This will not be levied until the rent is more than 14 days in arrears.

### **LOST KEY(S) OR OTHER SECURITY DEVICE(S)**

Tenants are liable to the actual cost of replacing any lost key(s) or other security device(s). If the loss results in locks needing to be changed, the actual costs of a locksmith, new lock and replacement keys for the tenant, landlord any other persons requiring keys will be charged to the tenant. If extra costs are incurred there will be a charge of £15 per hour (inc. VAT) for the time taken replacing lost key(s) or other security device(s).

### **VARIATION OF CONTRACT (tenant's request)**

£50 (inc. VAT) per agreed variation. To cover the costs associated with taking landlord's instructions as well as the preparation and execution of new legal documents.

### **CHANGE OF SHARER (tenant's request)**

£50 (inc. VAT) per replacement tenant or any reasonable costs incurred if higher. To cover the costs associated with taking landlord's instructions, new tenant referencing and Right-to-Rent checks, deposit registration as well as the preparation and execution of new legal documents.

### **EARLY TERMINATION (tenant's request)**

Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.

Client Money Protection is provided by Safeagent and Redress through The Property Ombudsman Scheme.

### **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.