

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

2 HOLLINGWELL DRIVE

MANSFIELD

NOTTINGHAMSHIRE

NG18 3GA



PRICE GUIDE £450,000 - £475,000

VIEWING

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

TENURE

Freehold

- Superb Location
- Five Bedrooms And Study
- Large Dining Kitchen
- Conservatory
- Two Electric Gated Driveways
- Two Reception Rooms
- Easily Maintained Rear Garden
- Separate Annex/Home Office

2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

This stunning, five-bedroom, detached property is the perfect, move in ready, family home. It is fully modernised, to the ground floor it offers a large dining/kitchen, spacious lounge, an extra reception room in the conservatory, a TV/family room, a downstairs W.C. and a utility room. To the first floor there are 5 bedrooms (en suite to the master bedroom), a study and they family bathroom.

There is a separate annex (currently being used as a home office) which has kitchen facilities and a fully fitted bathroom.

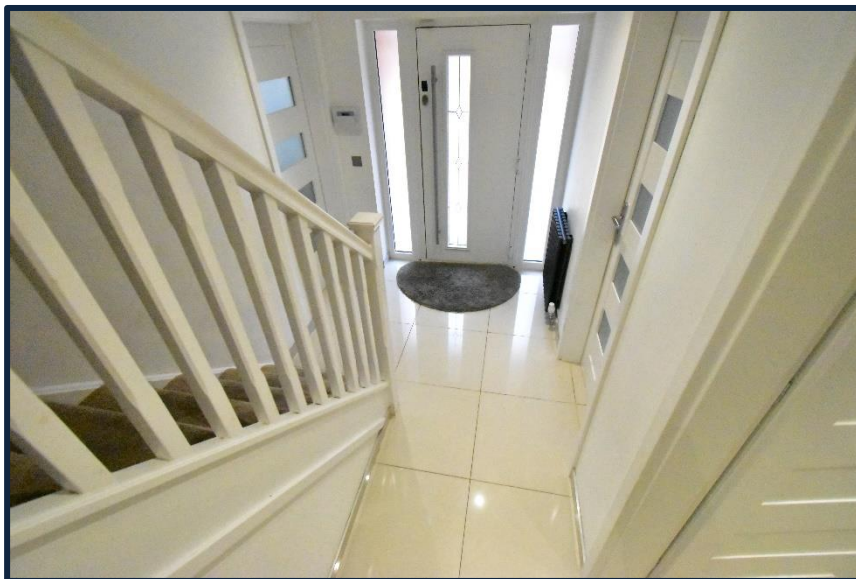
To the front of the property there is a large driveway for multiple vehicles with electric gated access. To the rear there is an easily maintained garden with both patio and lawn areas with a further driveway, again with electric gated access.

The property also benefits from a security alarm system and CCTV as well as a Bose sound system in the hall, kitchen/diner and conservatory.

Entrance door into:

HALLWAY

With access to the downstairs rooms, stairs to the first floor landing, radiator, power and ceiling light points.



2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

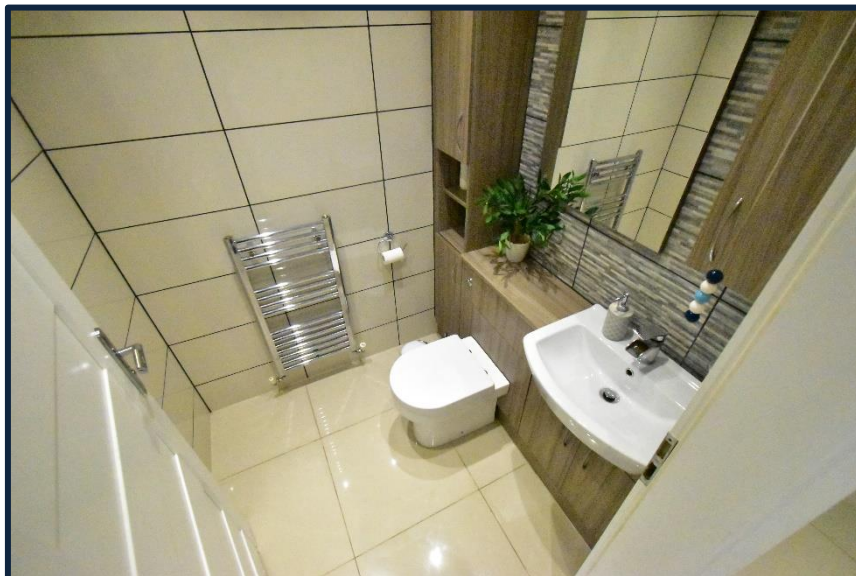
LIVING ROOM

12" x 17'6" With UPVC double glazed windows, tiled floors, radiator, power and ceiling light points.



DOWNSTAIRS W.C.

With tiled walls and floor, W.C., wash hand basin, fitted storage cabinets, chrome towel radiator and ceiling light point.



2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

KITCHEN/DINING ROOM

30'9" x 11'8" With a range of wall and base units in a white finish with coordinated work surfaces, wooden panelling to the walls, island with integrated four ring gas hob, one and a half bowl sink with mixer tap, integrated oven, drinks fridge, extractor fan, tiled flooring, UPVC double glazed window to the rear, doors into the conservatory, tall radiator, power points, ceiling light points and spotlights.



CONSERVATORY

19" x 9'6" With tiled floors, doors into the kitchen/diner, doors into the garden, UPVC double glazed windows surrounding, power points and ceiling spotlights.



2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

UTILITY ROOM

With door to the side of the property, integrated microwave, space and plumbing for a washing machine, power and ceiling light points.



TV/FAMILY ROOM

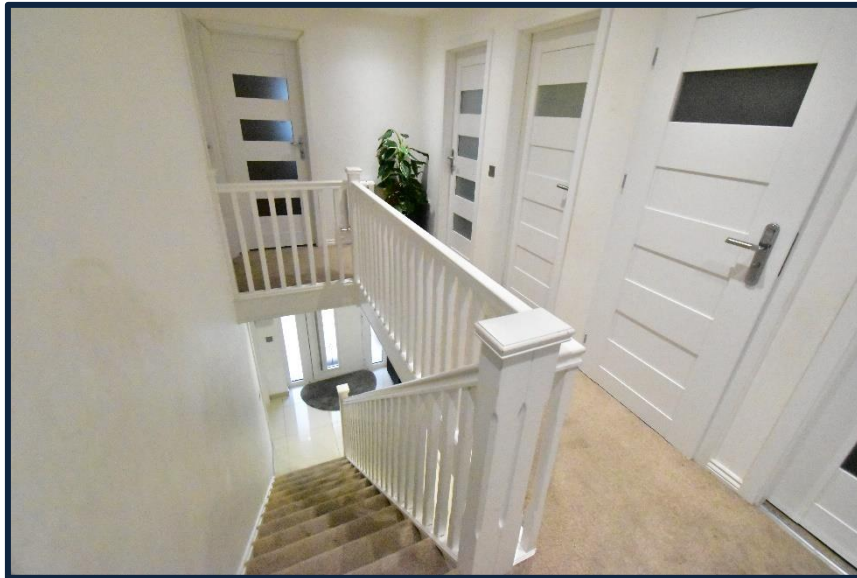
11'6" x 6'7" With UPVC double glazed window, radiator, power and ceiling light point.



2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

LANDING

With access to all bedrooms, the family bathroom and a study, radiator, power points and ceiling spotlights.



BEDROOM ONE

11'9" x 18" With UPVC double glazed window to the rear, radiator, power points and ceiling spotlights.



2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

EN SUITE

With UPVC double glazed opaque window, W.C., wash hand basin, shower cubicle, fully tiled walls and floors, chrome towel radiator and ceiling spotlight.



BEDROOM TWO

10'2" x 10" With UPVC double glazed window to the rear, radiator, power points and ceiling spotlights.



2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

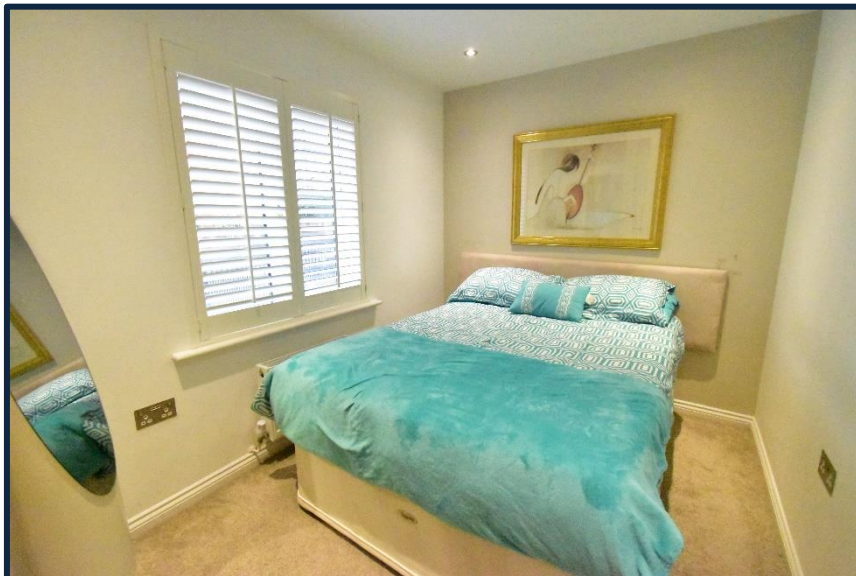
BEDROOM THREE

11'3" x 7'4" With UPVC double glazed window to the front, radiator, power point and ceiling spotlights.



BEDROOM FOUR

6'10" x 8'10" With UPVC double glazed window to the rear, radiator, power points and ceiling spotlights.



2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

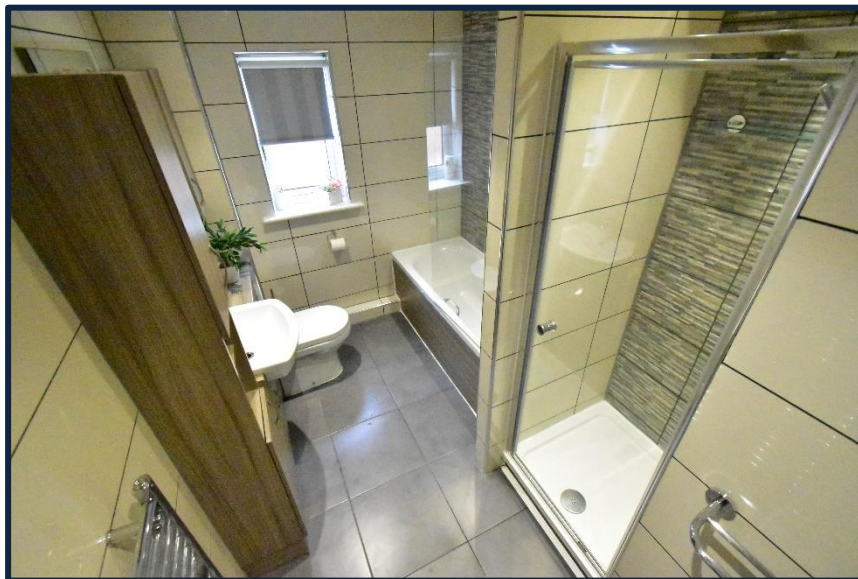
BEDROOM FIVE

12'4" x 9'6" With UPVC double glazed window, radiator, power point and ceiling spotlights.



BATHROOM

11" x 6'8" With UPVC double glazed window to the side, W.C., wash hand basin, bath, separate shower cubicle, fully tiled walls and flooring, chrome towel radiator and ceiling spotlights.



2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

STUDY

6'9" x 5" With UPVC double glazed window to the front, radiator, power points and ceiling spotlights.



GARDEN

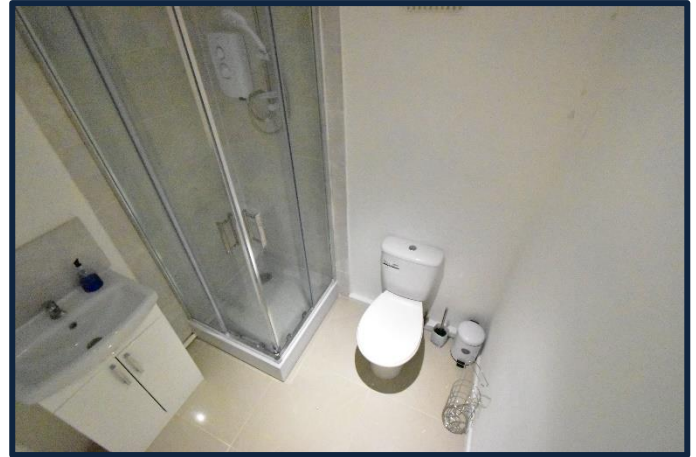
To the rear of the property there is a good sized garden with patio areas and lawn. Path round to the front of the property.



2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

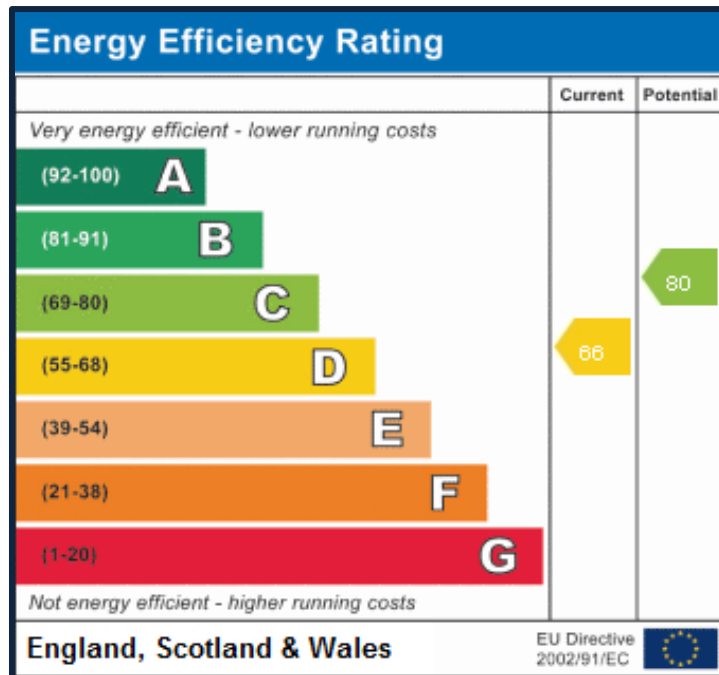
ANNEX

Separate from the house is a self contained annex with UPVC double glazed windows, kitchen area with sink and oven, bathroom with W.C., wash hand basin and shower cubicle, radiators, power points and ceiling spotlights.



2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

EPC



ADDITIONAL INFORMATION

Council Tax Band: E

Local Authority: Mansfield District Council

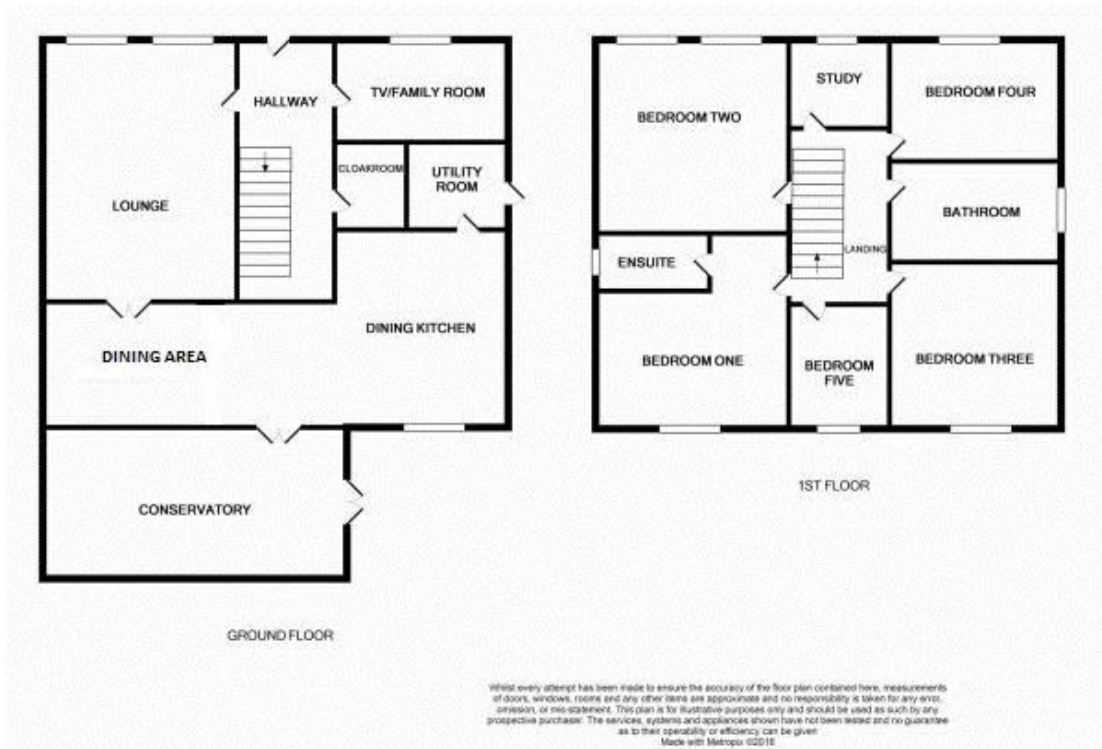
Local Primary School: Forest Town Primary School

Local Secondary School: The Garibaldi School

Stamp Duty on Asking Price: £14,000 (This will vary if buying as a second home/investment property.)

2 HOLLINGWELL DRIVE, MANSFIELD, NOTTINGHAMSHIRE

FLOOR PLAN



2 HOLLINGWELL DRIVE, 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 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 client's investment.