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21 KINGFISHER ROAD
MANSFIELD
NOTTINGHAMSHIRE
NG19 6EG



£209,995

VIEWING

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

TENURE

Freehold

- Detached Family Home
- Four Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen
- Integral Garage
- Attractive Rear Garden
- Gas Central Heating
- UPVC Double Glazing

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DIRECTIONS

Upon leaving our office in Mansfield continue onto Quaker Way, which then turns slightly to the right and becomes St. John Street. Turn left onto the A6009 St. Peter's Way and continue onto the A6191 Chesterfield Road South. Follow Chesterfield Road South and turn left onto the A6075 Abbott Road at the traffic lights at The Rufford pub. Continue along Abbott Road and as it bends to the left turn right onto Water Lane and then right onto Kingfisher Road where the property is easily identified by our 'for sale' board.

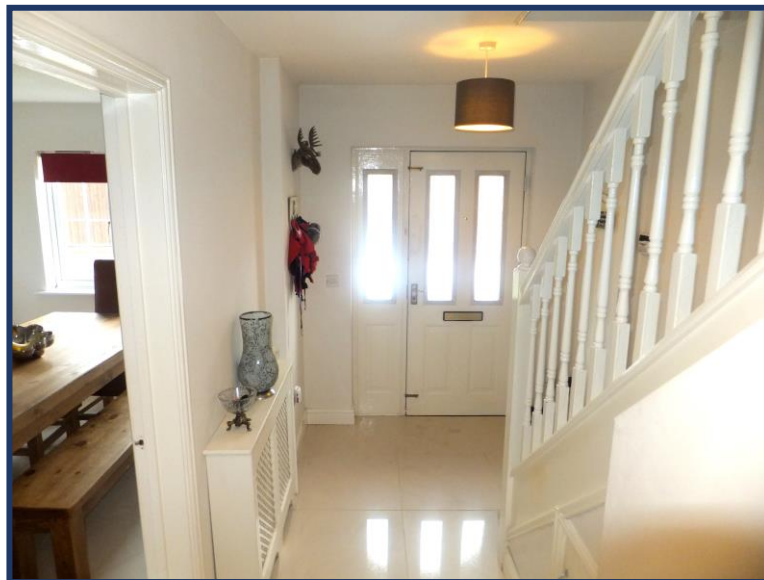
This substantial four-bedroom detached property has been well cared for and updated by the current owners making it the ideal family home. The property is situated in a popular location which is convenient for both Mansfield town centre and the M1 motorway.

To the front of the property there is a driveway for two cars leading to a single integral garage and pathway with gated access to the rear. Attractive arched open porch with ceiling light point and quarry tiled floor.

Entrance door into:

HALLWAY

The bright and spacious hallway has a useful understairs storage cupboard, and stairs to the first floor. With two ceiling light points, radiator, power and telephone points and ceramic tiled floor.



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DINING ROOM

8'3" x 12'3" With double glazed UPVC window to front, power points, ceiling spot lights, ceramic tiled floor and thermostatically controlled radiator.



French doors leading to:

BREAKFAST KITCHEN

8'3" x 16'0" This modern kitchen has a breakfast bar providing a useful seating area together with a range style cooker with eight gas burners, double oven and stainless-steel canopy style extractor. There is a one and a half bowl ceramic sink, space and plumbing for washing machine and dishwasher, space for a fridge freezer, power points, ceiling spot lights, ceramic tiled floor, thermostatically controlled radiator and UPVC double glazed window to the rear.



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LOUNGE

12'6" x 16'6" This a bright and attractive living space with UPVC double glazed window and patio doors overlooking the garden and a feature fireplace. There is ceiling coving, ceiling light point, power points, radiator and television aerial points.



GROUND FLOOR W.C.

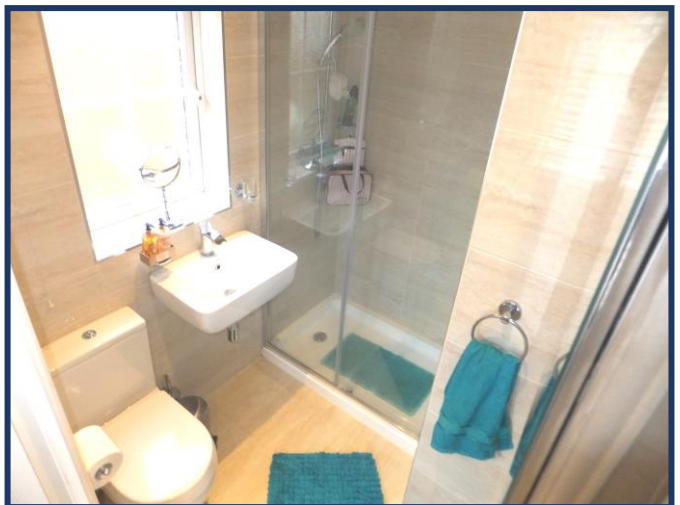
With close coupled W.C. and porcelain wash hand basin with tiled splashback, extractor, wall mirror, thermostatically controlled radiator and ceramic tiled floor.

STAIRS TO FIRST FLOOR LANDING

With radiator, access to insulated roof space, power and ceiling light points and airing cupboard.

BEDROOM ONE

10'7" X 13'3" Fitted wardrobes, en-suite bathroom, two UPVC double glazed windows to rear, power and ceiling light points and ceiling spot lights.



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BEDROOM TWO

11'0" x 10'4" max Fitted wardrobes, ceiling spot lights, thermostatically controlled radiator and UPVC double glazed window to front.



BEDROOM THREE

9'9" x 10'7" UPVC double glazed window to rear, fitted wardrobes, thermostatically controlled radiator, power points and ceiling spot lights.



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BEDROOM FOUR

12'6" x 7'6" UPVC double glazed to front, fitted wardrobes, power points, thermostatically controlled radiator and ceiling spot lights.



BATHROOM

Full wall and floor tiling, wash hand basin set into vanity unit, close coupled W.C., sculptured bath with curved shower screen and Mira shower over, chrome towel rail radiator, ceiling spot lights and UPVC double glazed opaque window to the side.



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OUTSIDE

The fully enclosed garden has a good-sized lawn and a full width patio. There is also an outside tap, outside light and decked barbeque area.



This is a Harron Homes Part Exchange Property which is subject to a £250.00 deposit upon reservation. The current expected completion date is October 2018 but this should be clarified at the point of reservation.

ADDITIONAL INFORMATION

Council Tax Band: D

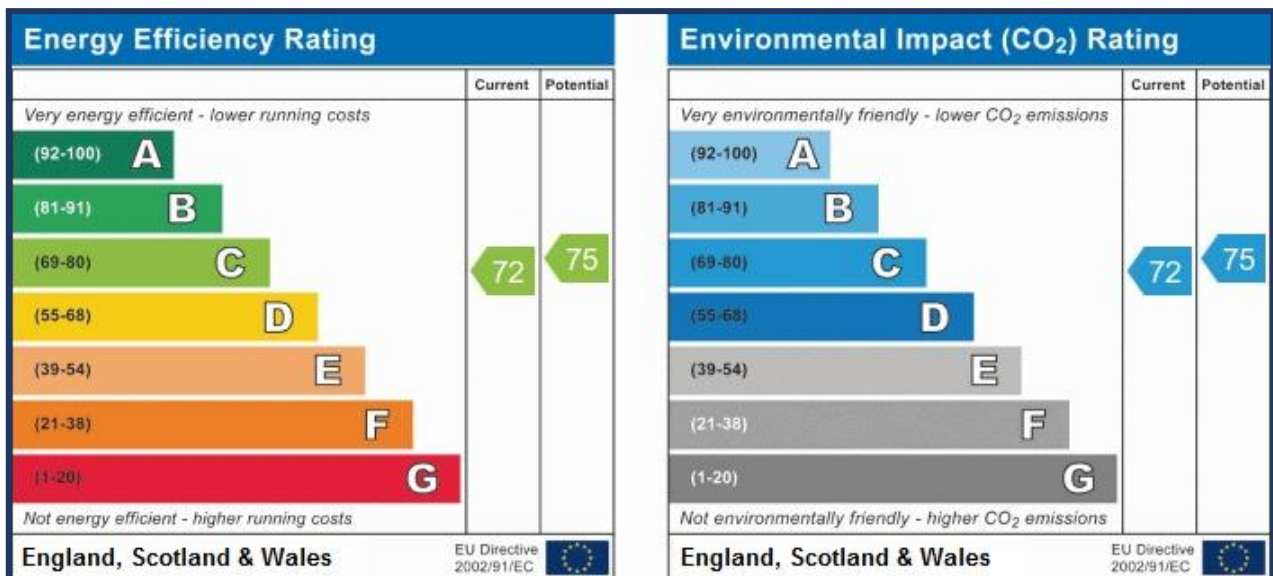
Local Authority: Mansfield District Council

Primary School: Crescent Primary and Nursery School

Secondary School: Queen Elizabeth's Academy

Stamp Duty on Asking Price: £1,699.00 (this may change if you are a first-time buyer or you already own another property).

ENERGY PERFORMANCE CERTIFICATE



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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 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.