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**15 PARKLAND VIEW
HUTHWAITE, SUTTON-IN-ASHFIELD
NOTTINGHAMSHIRE
NG17 2TR**



£ 144,995

VIEWING

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

TENURE

Freehold

- Spacious Semi-Detached Property
- Three Bedrooms
- Modern Family Bathroom
- Open Plan Living
- Ground Floor W.C
- UPVC Double Glazing
- Driveway for Two Vehicles
- Low Maintenance Garden to Rear
- Easy Access to Local Amenities and Transport Links

DIRECTIONS

Exit Mansfield towards Sutton via Stockwell Gate/Sutton Road. Continue forward until reaching the Kings Mill Hospital where you turn left to stay on the A38. Continue along the A38 for approximately three and half miles until turning right at the traffic lights onto Common Rod signposted to Huthwaite. Turn right onto Mill Lane taking the third left to continue on Mill Lane. Take the second right onto Windmill Lane and finally the first right onto Parkland View where the property can be easily located by our 'For Sale' board on the left-hand side.

This modern family home was built only four years ago and is situated on a popular development with views of the park.

From the outlook this property has an attractive stairway leading to the front entrance door opening into welcoming hallway. The entrance hallway opens up into a stunning dining kitchen and spacious living room with patio doors opening onto the rear garden. The downstairs of the property also benefits from a utility room and ground floor W.C. Upstairs this property boasts a good size master bedroom, a further double room and a third single bedroom along with a modern family bathroom.

The garden has been made low maintenance and there is driveway parking for two vehicles to the rear.

What's more this property is ideally located just five minutes away from the local amenities and has easy access onto the A38 perfect for people commuting to Mansfield of needing quick access to the M1 motorway.

Front entrance door opening into:

ENTRANCE LOBBY

Comprising thermostatically controlled radiator, double power point, ceiling light point and door to ground floor W.C.

GROUND FLOOR W.C

With close coupled W.C, pedestal wash hand basin with mixer tap, part wall tiling, UPVC double glazed opaque window to the front, thermostatically controlled radiator, and ceiling spot lights.

The remainder of the ground floor to this property offers a fabulous open plan living area ideal for modern family living. boasting plenty of floor space (27'6" max x 17' max), integrated appliances and patio doors opening onto the rear garden.

15 PARKLAND VIEW, HUTHWAITE, SUTTON-IN-ASHFIELD

KITCHEN/DINING AREA

This stunning kitchen has been comprehensively fitted with a range of cream gloss wall and base units with complimenting worktops offering ample work surfaces. There is a one and half bowl single drainer stainless steel sink with chrome mixer taps, illuminated extractor over a four-ring gas hob with glazed splash back, an integrated microwave oven, integrated oven and grill, integrated full size fridge, integrated freezer and integrated dishwasher. There are numerous power points, UPVC double glazed window to the front, ceiling spot lights, thermostatically controlled radiator and stairs to first floor landing.



LIVING AREA

An extension to the dining kitchen the living area with a UPVC double glazed patio doors opening onto and overlooking the rear garden. There is a thermostatically controlled radiator, double power points, T.V aerial points, a telephone point, two ceiling light points and door to understairs storage cupboard.



15 PARKLAND VIEW, HUTHWAITE, SUTTON-IN-ASHFIELD

Stairs to:

FIRST FLOOR LANDING

With a UPVC double glazed window to the side, double power point, ceiling light point access to insulated roof space, door to airing cupboard and door to useful storage cupboard.

Door to:

MASTER BEDROOM

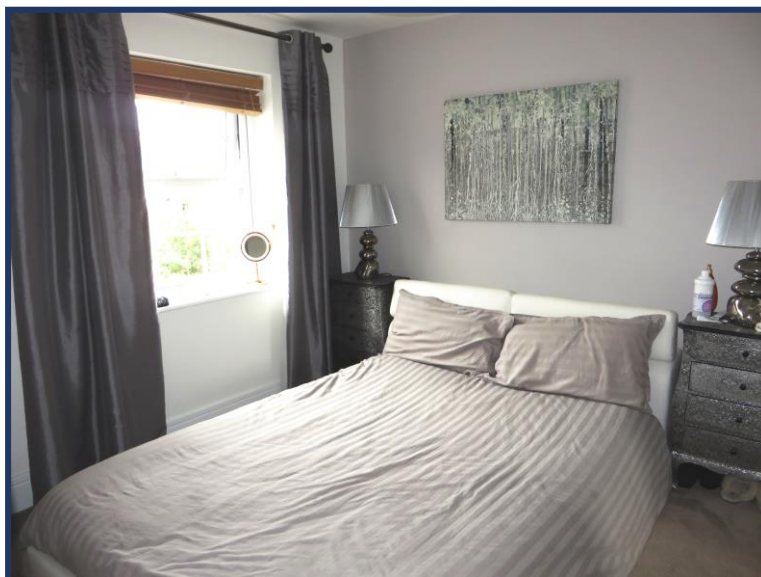
13' max (excluding wardrobes) x 9'6" Having a UPVC double glazed window to the rear, fitted wardrobes, thermostatically controlled radiator, power points, ceiling light point, telephone point and TV aerial point.



Door to:

BEDROOM TWO

10'6" (excluding wardrobes) x 10'6" Has UPVC double glazed window to the front, fitted wardrobe, thermostatically controlled radiator, power points and ceiling light point.



15 PARKLAND VIEW, HUTHWAITE, SUTTON-IN-ASHFIELD

Door to:

BEDROOM THREE

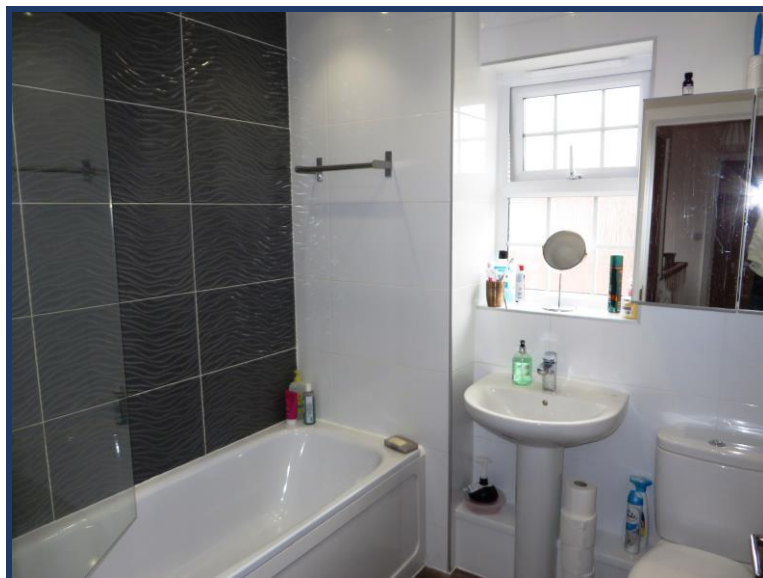
9'3" x 7' Has UPVC double glazed windows to the rear, thermostatically controlled radiator, power points and ceiling light point.



White panelled door to:

BATHROOM

Three-piece suite comprising of a panelled bath with tiled surround and glazed shower screen, pedestal wash hand basin with chrome mixer taps and close coupled W.C. There is a UPVC double glazed opaque window to the front, extractor fan, ceiling spot lights and chrome towel rail radiator.



15 PARKLAND VIEW, HUTHWAITE, SUTTON-IN-ASHFIELD

OUTSIDE

The rear garden has been made low maintenance with a variety of stone chippings and a patio area ideal for outside dining. There is an amount of planting and the garden is fully enclosed with fencing, having a gate giving access to the driveway at the rear.



ADDITIONAL INFORMATION

This property is being sold as part of an assisted sales scheme through Barratt Homes Development and as such is subject to an exchange of contracts within 28 days. The vendors related purchase is expected to be ready for completion in March 2019.

Local Council – Ashfield District Council

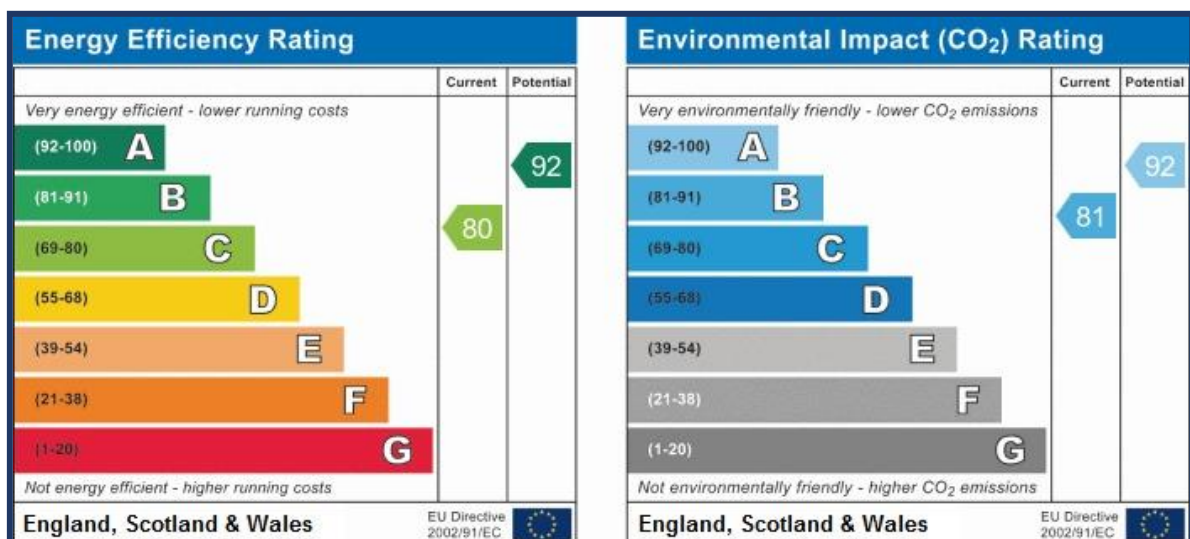
Council Tax Band – B

Primary School – Woodland View Primary School

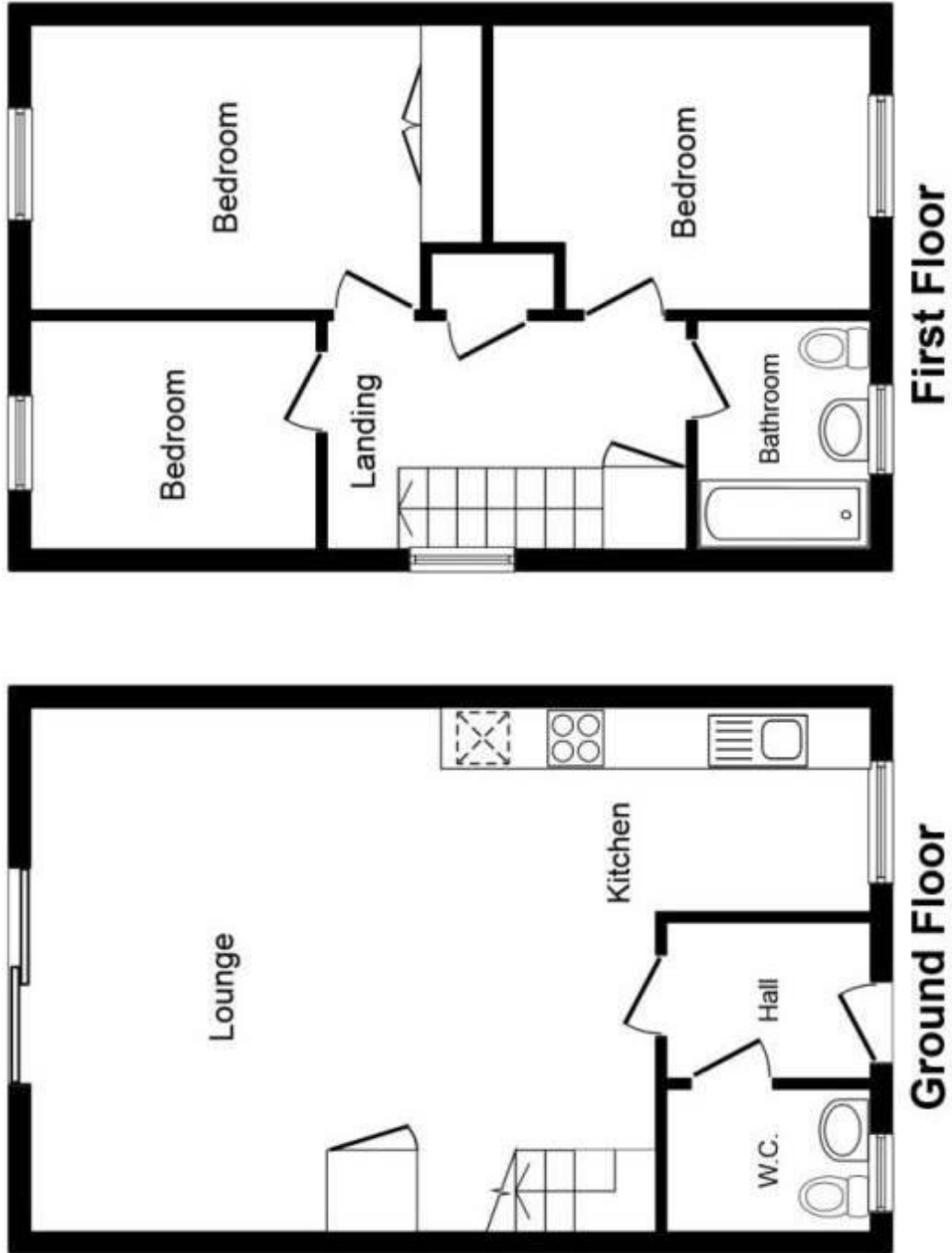
Secondary School – Ashfield School

Stamp Duty on Asking Price - £399.00 (This will change if you are a first-time buyer or are buying a second property.)

ENERGY PERFORMANCE RATING



FLOOR PLAN



Total floor area 84.0 sq. m. (904 sq. ft.) approx
This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

15 PARKLAND VIEW, HUTHWAITE, SUTTON-IN-ASHFIELD

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.