



70 Kingfisher Road, Mansfield,  
Nottinghamshire, NG19 6EG

£275,000

Tel: 01623 626990

 **RICHARD  
WATKINSON**  
PARTNERS  
Surveyors, Estate Agents, Valuers, Auctioneers



- Modern Detached House
- Modern En Suite & Family Bathroom
- Spacious Open Plan Kitchen/Diner
- Separate Detached Single Garage
- Popular Location
- Three Bedrooms
- Separate Lounge
- Low Maintenance Front & Rear Gardens
- Good Sized Driveway
- Close to Excellent Transport Links

A modern three bedroom detached house situated in a popular area on the western edge of Mansfield in a convenient location with good transport links. The property was built in 2003 and has been occupied by our client since new. The property is presented in excellent condition throughout and benefits from contemporary internal doors with chrome handles, gas central heating, UPVC double glazing and a separate detached single garage with boarded loft storage space.

The layout of living accommodation comprises an entrance hall, cloakroom/WC, lounge, and a spacious, L-shaped, open plan kitchen/diner. The first floor landing leads to a master bedroom with fitted wardrobes and a modern en suite. There are two further bedrooms also with fitted wardrobes and a modern family bathroom. The loft has been boarded and has a light point.

## OUTSIDE

Externally, there are well maintained, landscaped and low maintenance front and rear gardens. The frontage is laid to gravel with plants and a pathway leads to the main entrance door. A good sized tarmacadam driveway to the side of the house provides off road parking leading to a detached single garage equipped with power and light. There is an enclosed, low maintenance rear garden mainly laid to gravel with attractive ceramic sleepers path leading to two separate artificial turf seating areas in each corner at the end of the garden. There is a side door into the garage and a gate leads out onto the driveway.

AN INDIVIDUALLY DESIGNED, OBSCURE UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR WITH FLOOR-TO-CEILING OBSCURE DOUBLE GLAZED SIDE WINDOWPANE ENGRAVED 'SEVENTY' PROVIDES ACCESS THROUGH TO THE:

## ENTRANCE HALL

7'1" x 6'10" (2.16m x 2.08m)

With radiator, laminate floor and stairs to the first floor landing.

## CLOAKROOM/WC

6'10" x 2'8" (2.08m x 0.81m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with modern bowl wash hand basin with storage cupboard beneath. Chrome heated towel rail, laminate floor and obscure double glazed window to the front elevation.

## LOUNGE

15'5" x 9'9" (4.70m x 2.97m)

Having a wall mounted electric fire, radiator and double glazed window to the front elevation.

## OPEN PLAN KITCHEN/DINER

20'5" x 17'10" max (6.22m x 5.44m max)

A spacious, L-shaped, open plan kitchen/diner, having a range of wall cupboards, base units, and drawers with work surfaces above. Inset 1 ½ bowl sink with drainer and chrome mixer tap. Integrated double oven, five ring gas hob and extractor hood above. Space for a fridge/freezer, plumbing and space for a dishwasher and plumbing and space for a washing machine. Cupboard housing the Baxi gas central heating boiler. Understairs cloaks cupboard with lighting and shelving. Laminate floor, radiator, contemporary vertical radiator, double glazed window to the rear elevation, double glazed side entrance door and an individually designed double glazed patio door with floor-to-ceiling double glazed side windowpane leading out on to the rear garden.

## FIRST FLOOR LANDING

With two ceiling spotlights, radiator, airing cupboard housing the hot water cylinder and large loft hatch with ladder attached leads to a boarded loft with light point.

## MASTER BEDROOM 1

13'9" max into dressing area x 11'10" (4.19m max into dressing area x 3.61m)

Having two double fitted wardrobes with double hanging rails and shelving. Radiator and double glazed window to the front elevation.

## EN SUITE

6'4" x 5'2" (1.93m x 1.57m)

Having a modern three piece white suite comprising a shower enclosure. Vanity unit with inset wash hand basin with mixer tap and storage drawers beneath. Low flush WC. Tiled floor, radiator and obscure double glazed window to the front elevation.

## BEDROOM 2

10'1" x 8'11" (3.07m x 2.72m)

Having fitted wardrobes with double hanging rails and shelving. Radiator and double glazed window to the rear elevation.

## BEDROOM 3

10'3" x 7'4" (3.12m x 2.24m)

Having fitted wardrobes with hanging rail and shelving. Radiator and double glazed window to the rear elevation.

## FAMILY BATHROOM

7'0" x 6'8" (2.13m x 2.03m)

Having a modern three piece white suite with chrome fittings comprising a bathtub with mixer tap and pencil shower attachment. Vanity unit with inset wash hand basin with mixer

tap and storage cupboard beneath. Low flush WC with enclosed cistern. Tiled floor, fully tiled walls, shaver point, heated towel rail and obscure double glazed window to the side elevation.

### **DETACHED SINGLE GARAGE**

17'6" x 9'8" (5.33m x 2.95m)

Equipped with power and light. Loft hatch with ladder attached leads to a fantastic boarded loft storage space. Side entrance door.

### **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

### **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

### **SERVICES DETAILS**

All mains services are connected.

### **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

### **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.























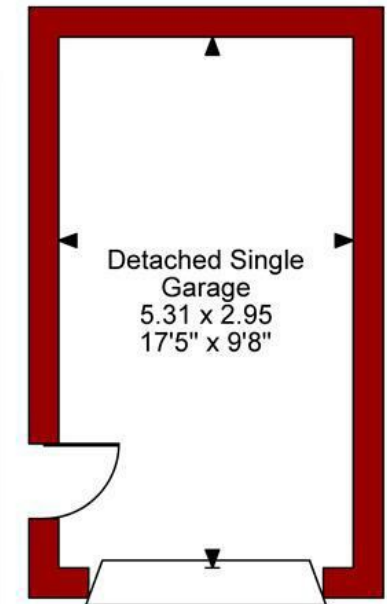
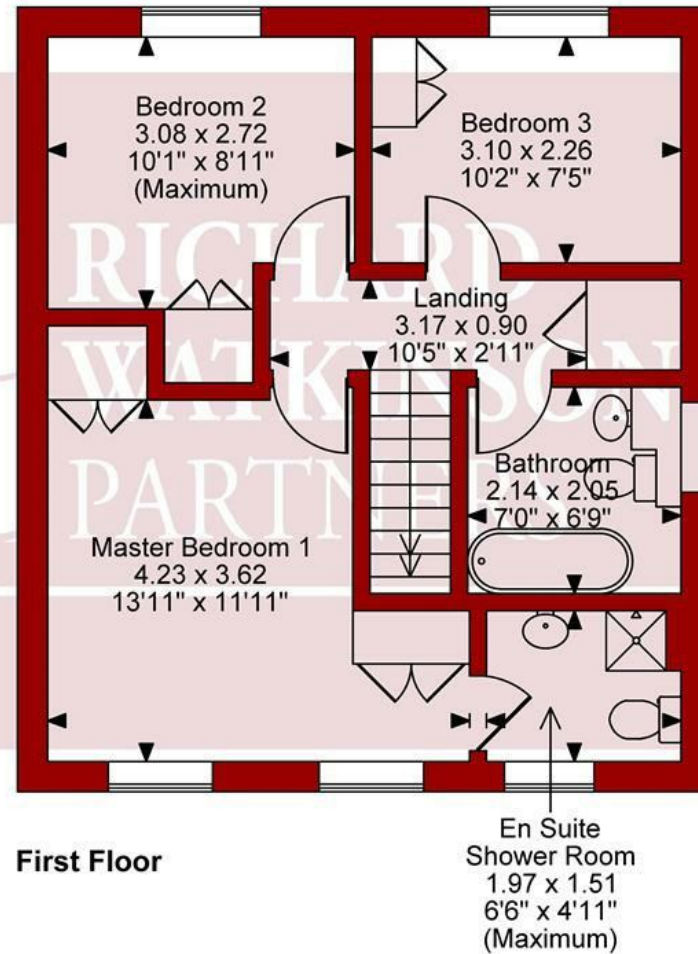
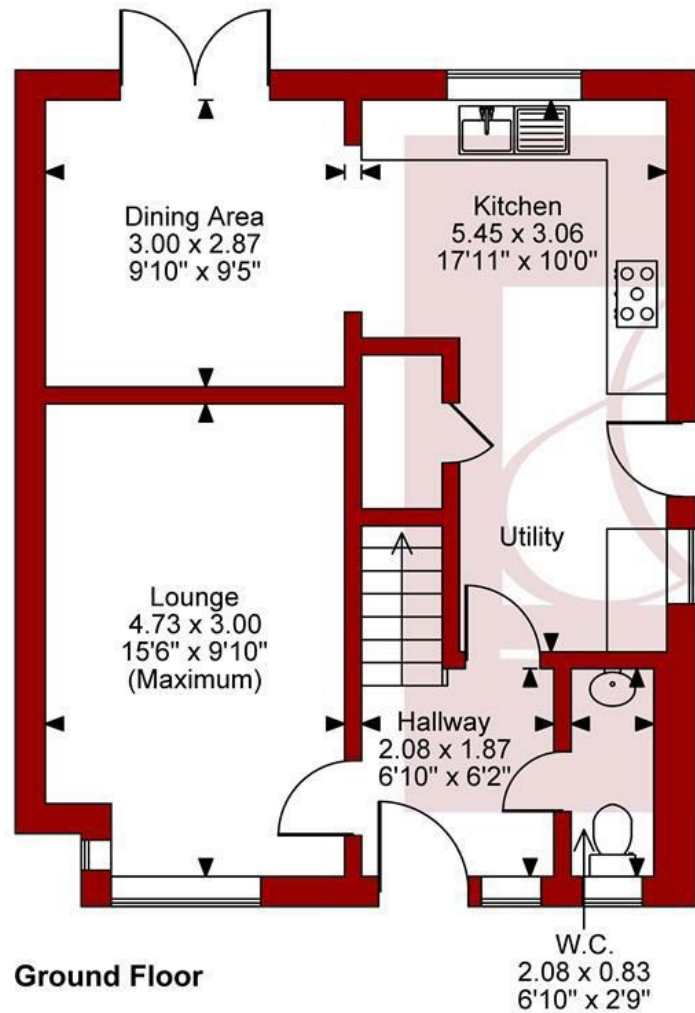








**Kingfisher Road, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 93 SQ M / 997 SQ FT**  
**Detached Single Garage = 16 SQ M / 169 SQ FT**  
**Total = 109 SQ M / 1166 SQ FT**




**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

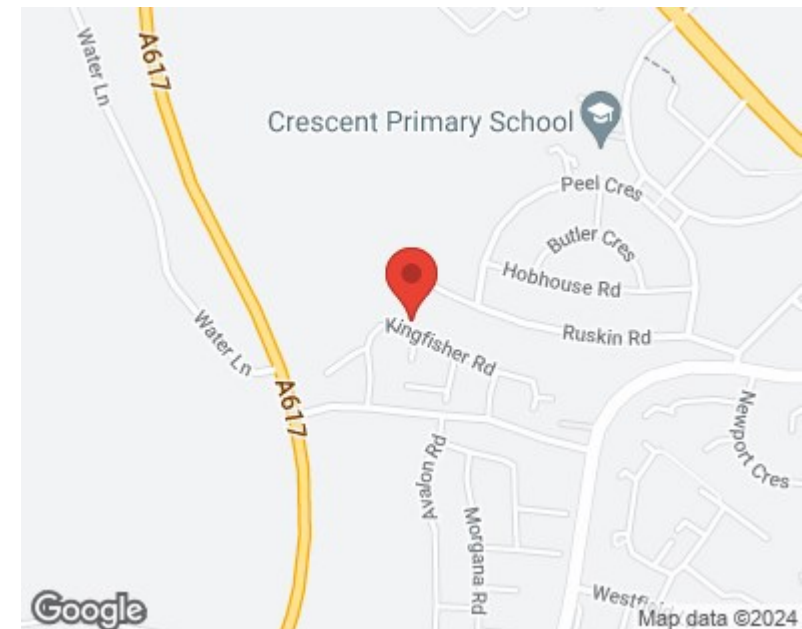
The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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