

PRELIMINARY DETAILS
10 Little Barn Court, Mansfield, NG18 3JW



Three bedroom semi-
detached house

Quiet sought after
location

Corner plot

Freehold
Guide Price £125,000

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Location

The property is located in a quiet cul-de-sac in a pleasant and popular residential suburb of Mansfield town centre which is approximately 1600 metres (1 mile) to the west. The local area is well served with local amenities and a regular bus service.

Directions to the Property

From the A6009 Mansfield town ring road take the A6191, signed for Newark and Rainworth, out of Mansfield for approximately 1.6 km (1 mile) and then turn left into Little Barn Lane. Little Barn Court is the fifth road off to the left. The property can be found on the right hand side. The postcode for the property is NG18 3JW, which is sufficiently accurate for SatNav purposes.

Description

The property comprises a two/three bedroom semi-detached house, built in the early 1970's. The property stands within a relatively large corner plot with lawns to the front, side and a private rear garden. The property benefits from a detached single garage immediately adjacent to the rear garden. The accommodation has UPVC windows throughout fitted with double glazed units.

Accommodation

Ground Floor

Entrance Hall With doors to lounge/diner and kitchen. Stairs to first floor with under stair storage.

Lounge/Diner 6.87m x 3.3m (22' 6" x 10' 10"). A spacious through lounge with dining area with double sliding patio doors to the rear. The lounge features a gas effect living fire with marble hearth and surround with a stained pine mantelpiece.

Kitchen 3.65m x 2.45m (12' 0" x 8' 0"). Equipped with a range of wall and base units, a single bowl and single drainer acrylic sink with a mixer tap fitted. Integrated single AEG electric oven with AEG gas hob over and extractor above (recycle only). Plumbing is provided for both a dishwasher and a washing machine. Space is provided for a refrigerator. Off the kitchen is an under stairs store cupboard and a side door to the garden.

First Floor

Landing Area With airing cupboard, modern insulated hot water cylinder with immersion heater fitted. Timber shelving above. The loft access hatch is located within the ceiling above the landing.

Bedroom 1 3.89m x 3.3m (12' 9" x 10' 10"). At the front of the house overlooking the front garden. A double bedroom.

Important notice

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Bedroom 2	2.89m x 2.39m (5' 6" x 10' 10"). At the rear of the house overlooking the rear garden. A double bedroom.
Bedroom 3	2.84m x 2.50m (9' 4" x 8' 2") maximum less 1.64m x 0.93m (5' 5" x 3' 0") at the front of the house over the hall/stairs, an L shaped si bedroom/box room.

The property is heated by gas fired boiler located within the kitchen to water filled radiators. Television points are available in the lounge/diner and each of the three bedrooms.

Services

We understand the property has the benefit of all mains services. It should be noted that none of the services or service installations have been tested and no warranty is given as to their condition.

Tenure

We understand the property is held Freehold.

Energy Performance Certificate

An Energy Performance Certificate is available upon request.

Council Tax

The property falls under the jurisdiction of Mansfield District Council. The property falls within Council Tax Band B which for the financial year 2010/2011 attracts an annual charge of £1,250.43.

Price

The property is being marketed with a guide price of £125,000.

Legal Costs

Each party is responsible for their own legal costs.

Viewing

Viewings can be arranged for Saturdays mornings by prior appointment. Interested parties should note that block viewings may be conducted.

Date Details prepared:

July 2010 (amended 16 February 2011)

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