



**10 Rutland Street, Mansfield,
Nottinghamshire NG18 4AW**

£189,995

Tel: 0115 9680268



- Traditional Semi Detached House
- Bay Fronted Reception Room
- Lounge With Bi-Folding Doors
- Convenient Town Centre Location
- Extremely Popular Location
- Large Internal Living Space
- Three Double Bedrooms
- South West Facing Garden

A deceptively large, charming, traditional semi-detached house with three spacious double bedrooms. This well-placed home has been a well loved and enjoyed family home for close to fifteen years and is now offered to the market for the first time since. Benefiting from an abundance amount of space including two excellent versatile reception rooms. The owner has had the rear of the property fully re-glazed alongside a full width range of aluminium bi-folding doors. Also coming with the added bonus of being located within the catchment of highly coveted High Oakham School.

The accommodation spans across two equally well balanced floors with a L shaped entrance hall with access into a handy cellar perfect as a storage space, two large reception rooms both which are incredibly versatile and could be utilised however you see fit one being a large bay fronted room currently in use as a dining & playroom and a rear reception room with a full width range of bi-folding doors and finally completing the downstairs a well placed kitchen with a pleasant range of navy units. To the first-floor landing there are three bedrooms all being well proportioned doubles and a family bathroom.

Externally, the property is located in an ever so popular and extremely convenient town centre location within walking distance to many excellent amenities including, shops, bars, eateries and well serviced bus routes including the pronto straight into Nottingham. There is a small well-kept frontage with secure gate leading to the rear of the property where you will find a generous and well-proportioned garden with a delightful south west aspect proving to be a perfect sun trap with central lawn and a patio area with secure fenced boundaries to all sides.

ENTRANCE HALL

w: 4.39m x l: 1.75m (w: 14' 5" x l: 5' 9")

A deceptively spacious entrance hall with a radiator, access door into the cellar. There is also ceiling lighting and stairs rising to the first floor landing.

FRONT RECEPTION ROOM

w: 4.37m x l: 4.37m (w: 14' 4" x l: 14' 4")

An extremely impressively sized bay fronted reception room which is currently in use as a dining room / play room but could easily be a further lounge. There is a feature exposed brick fireplace, ceiling light point, radiator and large double glazed bay window to the front elevation.

KITCHEN

w: 3.35m x l: 3.12m (w: 11' x l: 10' 3")

A well placed kitchen at the hear of the home between the two generous reception rooms having a lovely farmhouse style feel with shaker style navy base units and drawers with wood effect working surfaces over. Inset sink with drainer and mixer tap, Integrated oven, four ring gas hob with wall mounted extractor hood over. Space for a free standing fridge/freezer, plumbing for a washing machine, breakfast bar area, tiled splashbacks, central ceiling light point, double glazed window and a door opening onto the side elevation.

REAR RECEPTION ROOM

w: 4.34m x l: 3.45m (w: 14' 3" x l: 11' 4")

A second generous reception room perfectly balancing modern yet traditional having a wonderful light and airy feel due to the full width range of bi-folding doors and south westerly rear aspect. There is also a fireplace, ceiling light point and a radiator.

CELLAR

A handy storage cellar with power and lighting.

FIRST FLOOR LANDING

w: 5m x l: 1.78m (w: 16' 5" x l: 5' 10")

With a ceiling light point.

BEDROOM ONE

w: 4.11m x l: 3.4m (w: 13' 6" x l: 11' 2")

The first of three large double bedrooms having two large fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the front elevation.

BEDROOM TWO

w: 3.45m x l: 3.23m (w: 11' 4" x l: 10' 7")

A second large double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

BEDROOM THREE

w: 3.35m x l: 3.12m (w: 11' x l: 10' 3")

A third and final generous double bedroom with an internal fitted storage cupboard with inset combi boiler. There is also a radiator, ceiling light point and a double glazed window to the side elevation.

FAMILY BATHROOM

w: 2.49m x l: 1.75m (w: 8' 2" x l: 5' 9")

A neutral timeless family bathroom with three piece suite comprising a panelled bath with mixer tap and shower handset. Wash hand basin with chrome mixer tap and a low flush WC. There is also radiator, ceiling light point, extractor fan and an obscure double glazed window to the side elevation.

OUTSIDE

Externally, the property is located in an ever so popular and extremely convenient town centre location within walking distance to many excellent amenities including, shops, bars, eateries and well serviced bus routes including the pronto straight into Nottingham. There is a small well kept frontage with secure gate leading to the rear of the property where you will find a generous and well proportioned garden with a delightful south west aspect proving to be a perfect sun trap with central lawn and a patio area with secure fenced boundaries to all sides.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by our Associate Director, Ben Pycroft on our office number 0115 968 0268.

TENURE

The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

MORTGAGE ADVICE

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.



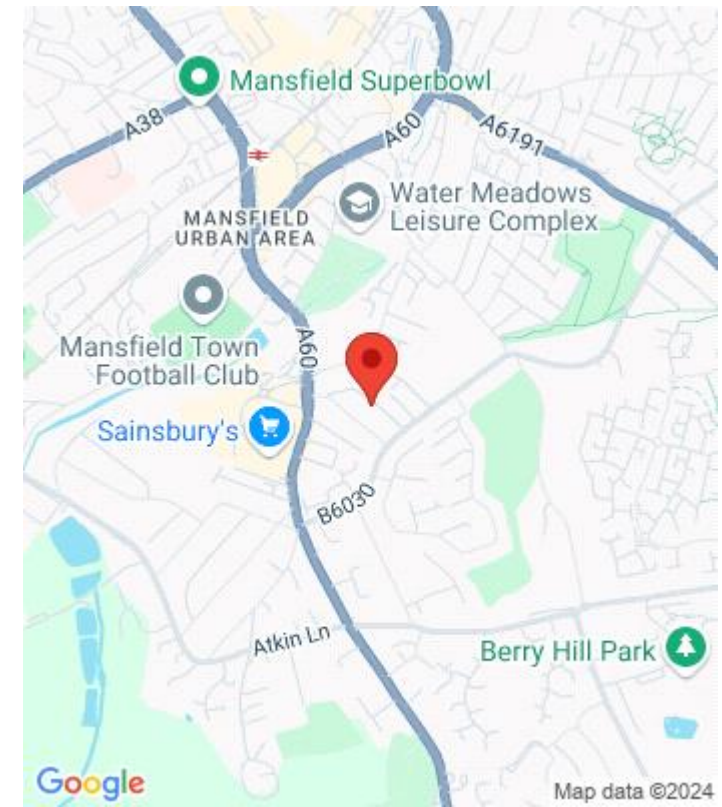












Viewing by appointment only
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