



**70 Bluebell Wood Lane, Clipstone Village,
Mansfield, Nottinghamshire NG21 9GB**

£170,000

Tel: 0115 9680268



- Double Width Driveway
- Popular Location
- Viewing Essential To Appreciate
- Modern & Well Presented
- Stylish Kitchen
- Two Generous Bedrooms

A beautiful step onto the property ladder. This immaculately presented semi detached home is not just ideal, but perfect for any first time buyers looking for a sleek, easy on the eye place to call home with nothing to do but unpack and enjoy. The current owner has presented this property in delightful fashion and is ready for its next owners. We anticipate with the nature of this lovely home it will not be around for long so call today to book your early inspection to avoid disappointment.

The accommodation comprises an entrance hall, downstairs WC, cosy yet well proportioned living room and a dining kitchen fitted with stylish yet neutral fixtures. To the first floor landing there are two equally proportioned bedrooms and a modern bathroom.

Externally, the property stands on a well maintained plot having a low maintenance frontage with a driveway providing off road parking for two cars and a well maintained lawn and pathway providing access to the rear. To the rear there is again a well maintained garden majority laid to lawn with patio area and securely fenced boundaries to all sides.

ENTRANCE HALL

With a radiator, ceiling lighting and internal door into the living room, downstairs WC and stairs rising to the first floor landing.

DOWNSTAIRS WC

With a two piece suite comprising a low flush WC and wash hand basin with chrome mixer tap. There is a radiator, ceiling lighting and an obscure double glazed window to the front elevation.

LIVING ROOM

w: 4.57m x l: 2.84m (w: 15' x l: 9' 4")

A generous living room with a radiator, ceiling lighting, internal door opening into the kitchen diner and also a door to a well proportioned understairs storage cupboard and a double glazed window to the front elevation.

KITCHEN DINER

w: 3.81m x l: 2.49m (w: 12' 6" x l: 8' 2")

A beautifully finished kitchen diner with a sleek range of wall cupboards, base units and drawers with working surfaces over. Inset sink with drainer and chrome mixer tap. Integrated oven, four ring gas hob with wall mounted extractor hood over. There is also plumbing for a washing machine, space for a fridge/freezer. Radiator, ceiling lighting and double glazed windows and doors opening into the rear garden.

FIRST FLOOR LANDING

With ceiling lighting and loft hatch.

BEDROOM ONE

w: 3.84m x l: 2.57m (w: 12' 7" x l: 8' 5")

A double bedroom with a radiator, ceiling lighting, storage cupboard and two double glazed windows to the front elevation.

BEDROOM TWO

w: 3.84m x l: 2.49m (w: 12' 7" x l: 8' 2")

A second equally well proportioned bedroom with a radiator, ceiling lighting and a double glazed window to the rear elevation.

BATHROOM

w: 1.91m x l: 1.65m (w: 6' 3" x l: 5' 5")

A modern bathroom with three piece suite comprising a panelled bath with internally plumbed shower over, wash hand basin with chrome mixer tap and a low flush WC. There is also a radiator, ceiling lighting and obscure double glazed window to the side elevation.

OUTSIDE

Externally, the property stands on a well maintained plot having a low maintenance frontage with a driveway providing off road parking for two cars and a well maintained lawn and pathway providing access to the rear. To the rear there is again a well maintained garden majority laid to lawn with patio area and securely 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

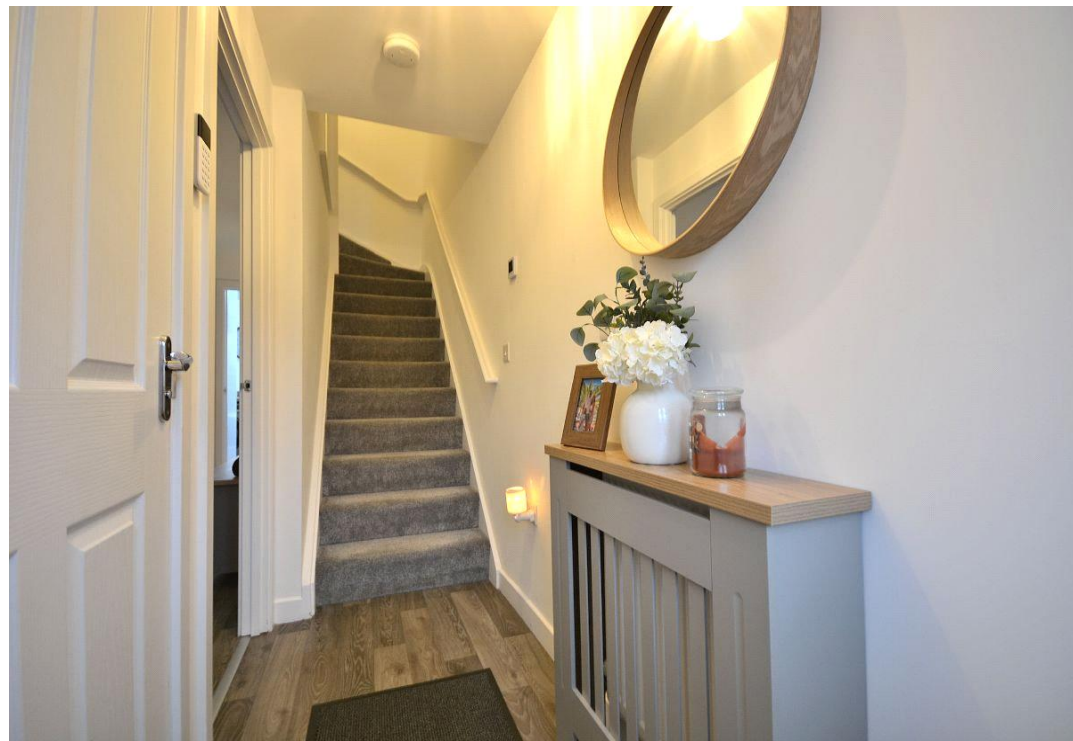
The property is being sold as a freehold. With vacant possession on completion. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with your Sales Advisor for more specific detail.

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 in 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.



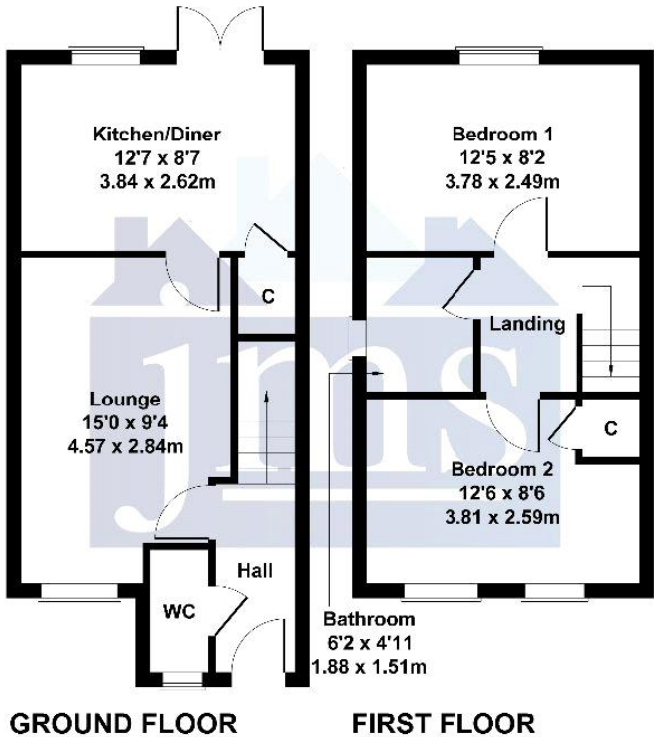






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Approximate Gross Internal Area
635 sq ft - 59 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-)	A	97
(81-91)	B	82
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only
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