

OFFERS IN THE REGION OF

**£285,000**

**Kirklington Road**

Mansfield, NG21 0JX

## PROPERTY SUMMARY

### SPACIOUS FAMILY LIVING IN A SOUGHT-AFTER LOCATION

Positioned in a highly convenient and well-regarded area, this impressive four-bedroom detached home offers generous and flexible accommodation throughout, making it an ideal choice for modern family life. Beautifully maintained by the current owners, the property combines contemporary styling with practical living spaces and must be viewed to be fully appreciated.

On entering the home, you are greeted by a welcoming entrance hall featuring useful storage and a ground floor WC. The main living room is bright and airy, filled with natural light, and provides a comfortable and inviting space, with patio doors opening directly onto the rear garden.

At the centre of the home is the superb kitchen and dining area, fitted with a range of modern wall and base units, integrated appliances, and an inset sink with mixer tap. Dual aspect windows enhance the sense of light and space, while the dining area is perfectly suited to both everyday family meals and entertaining guests. A separate utility room adds further convenience, offering additional workspace and plumbing for laundry appliances.

To the first floor, there are four well-sized bedrooms, all finished in a tasteful and neutral style. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom

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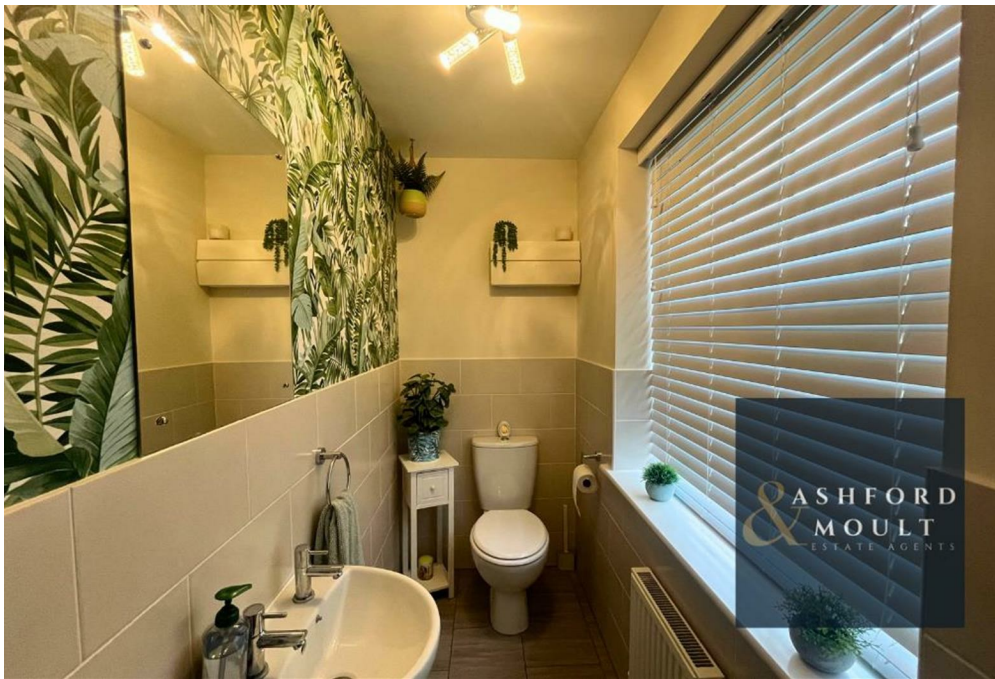
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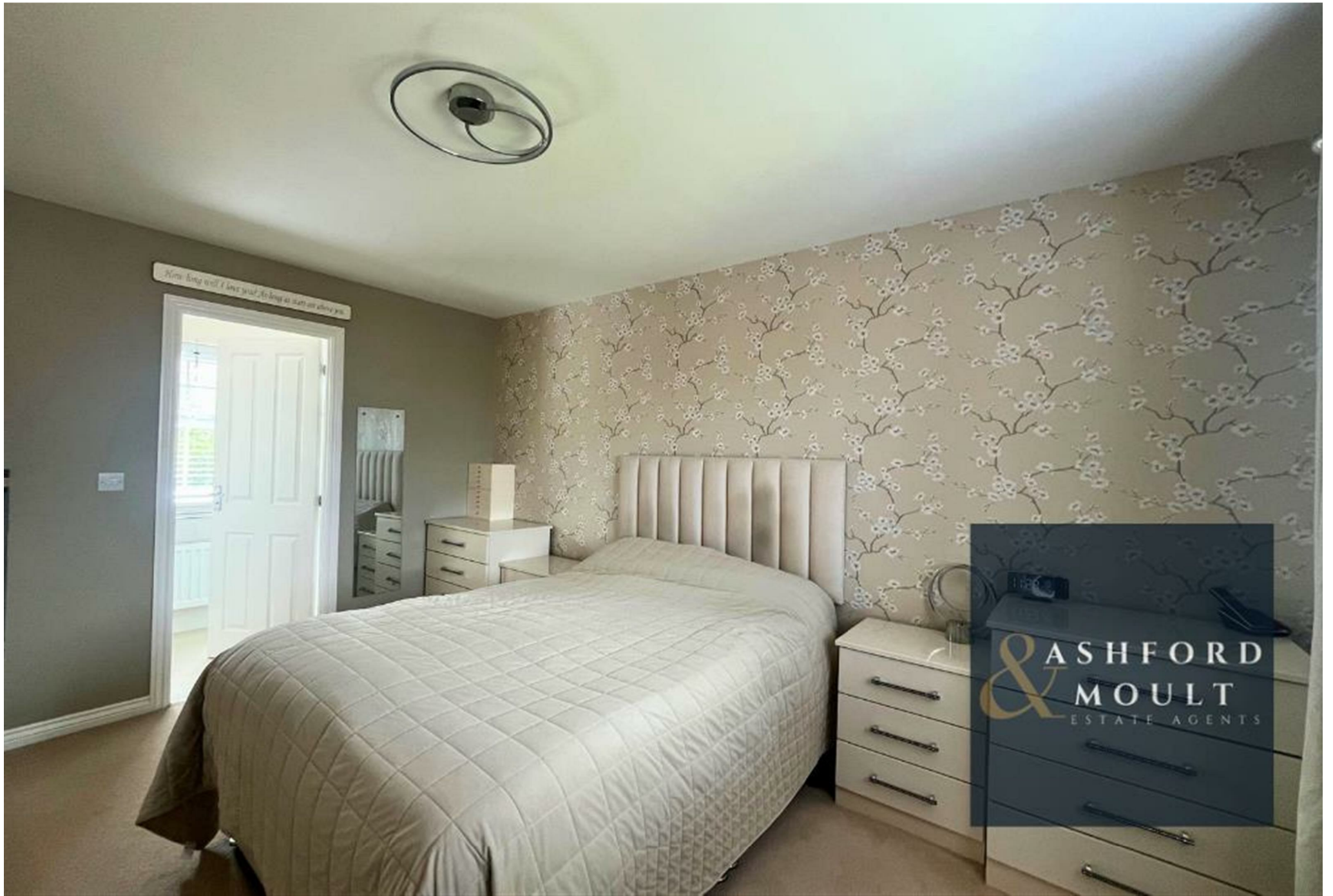


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**LOCAL AUTHORITY**  
Newark And Sherwood

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
D

**VIEWINGS**  
By prior appointment only

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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