



## 5 LYNNES CLOSE MANSFIELD

£875 PCM

A well-presented three-bedroom semi-detached home, ideally situated within easy walking distance of Blidworth Village centre, local shops, and schools.





- 3 bedroom semi-detached home • Open plan kitchen-diner to rear • Lounge with bay window • 2 double sized / 1 single bedroom

### Lounge

A spacious and light-filled living room featuring a large front-facing window that allows plenty of natural light to flow through. The room benefits from neutral décor, plush fitted carpeting, and a white-painted brick feature fireplace with inset fire and decorative alcoves. Ample space is provided for both lounge furniture and additional storage.

### Kitchen / Diner

Well-appointed kitchen fitted with a range of contemporary wall and base units, complemented by wood-effect work surfaces and tiled splashbacks. Integrated appliances include an electric oven, hob with stainless steel extractor, and sink with mixer tap positioned beneath a window overlooking the rear garden. The kitchen benefits from ample natural light and opens directly onto the garden via glazed patio doors. The kitchen also allows room for a dining table and chairs.

### Master bedroom

A generously sized master bedroom offering a bright and airy feel, enhanced by a large window providing pleasant open views and allowing ample natural light. The room is finished in neutral décor with plush fitted carpeting and provides sufficient space for a double bed and additional bedroom furniture.

### Bedroom 2

Bedroom two is a further well-proportioned double bedroom, finished in the same neutral décor and plush fitted carpeting as the master bedroom. Positioned to the rear of the property, the room offers ample space for a double bed and additional furniture.

### Bedroom 3

Bedroom three continues the neutral décor and fitted carpeting

found throughout the property and is a well-presented single room. Ideal for use as a home office, study, nursery, or guest bedroom, the room provides a versatile space to suit a variety of needs.

### Bathroom

The bathroom is fitted with a white three-piece suite comprising a low-level WC with chrome push-flush, wash hand basin with hot and cold taps, and a panelled bath with chrome fittings. An electric shower is fitted over the bath with a large glass shower screen and white square tiled splashbacks. Vinyl mosaic floor covering, and a large frosted glass window providing natural light while maintaining privacy.

### External

To the rear of the property is a low-maintenance enclosed garden, primarily laid to gravel and offering a practical outdoor space. The garden includes a small paved seating area, ideal for outdoor furniture, along with fenced boundaries. The layout provides a private setting.

### Additional information

To the front, the property is set back from the road and elevated, enjoying an open aspect. Access is via a flight of steps leading up from street level to the front entrance, bordered by a sloping lawned garden. This elevated position enhances privacy and provides a pleasant outlook over the surrounding area.

Costs to move in to this property = Initial holding deposit, equivalent to 1 weeks rent (not a fee and will go towards



- Bathroom with shower over bath • Low maintenance rear garden • Close to schools and shops in Blidworth • Parking via shared carpark and on street parking also available

balance of move in monies if tenancy goes ahead), being £201.00. Tenancy deposit, equivalent to 5 weeks rent, being £1009.00. First months rent in advance.

Kingswood Residential Investment Management are residential lettings specialists and members of ARLA Propertymark, The Property Ombudsman, Tenancy Deposit Scheme and the Propertymark Client Money Protection Scheme.

### **Material information**

Electricity supply: mains connection.

-Gas supply: mains connection.

-Water and sewerage status: mains connection.

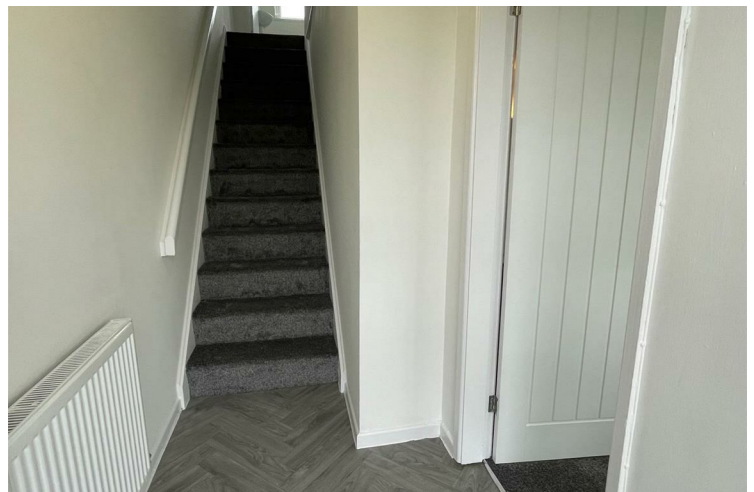
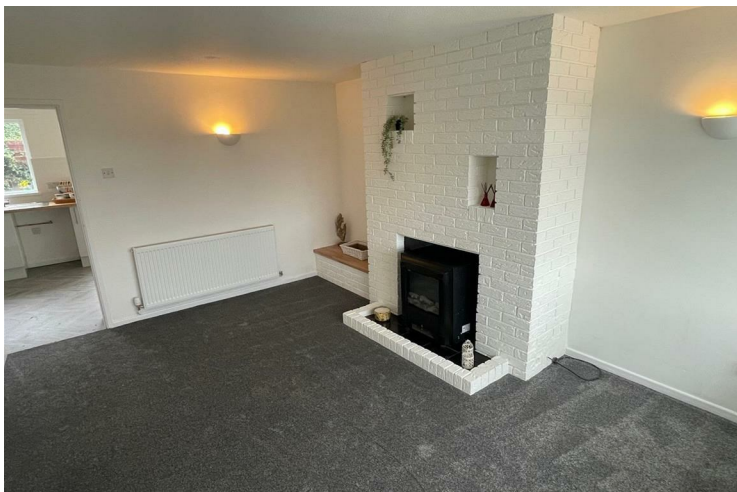
-Heating and hot water status: Gas central heating.

-Broadband and mobile phone coverage: see [checker.ofcom.org.uk](http://checker.ofcom.org.uk).

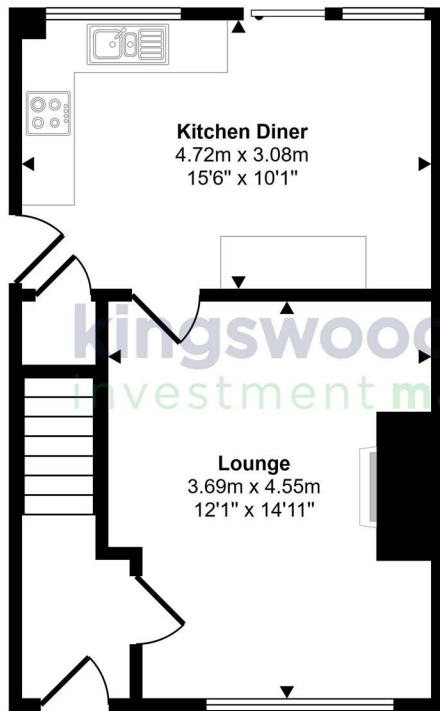
-Flood risk in this location: Surface water = Very Low. River/Sea = Very Low. Flood risk from Groundwater and reservoirs = Unlikely.

-Coal mining area location: located on a coalmine.

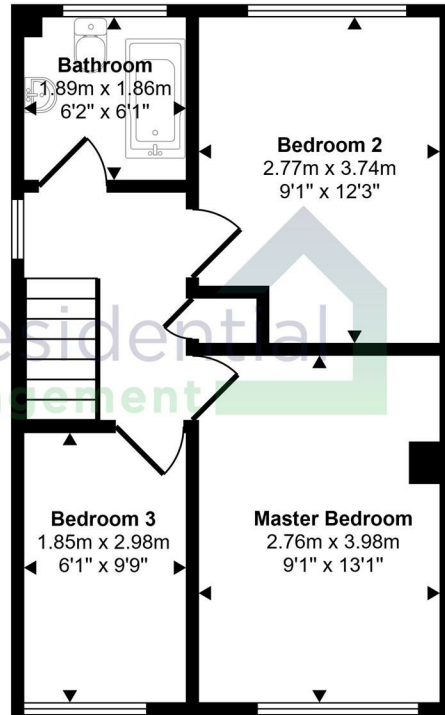
-Any planning permission in the area:



Approx Gross Internal Area  
74 sq m / 797 sq ft



Ground Floor  
Approx 37 sq m / 395 sq ft



First Floor  
Approx 37 sq m / 402 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**EPC Rating: C      Council Tax Band: A**

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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