



16 PARKERS LANE MANSFIELD

£900 PCM

A must view recently refurbished 3 bedroom mid-terrace property arranged over three floors, offering bright and practical living space throughout. Finished in neutral tones with new flooring and carpets, the property is ideal for tenants seeking a well-presented modern home ready to move into.



- A must view!
- Modern kitchen
- Brand new carpets throughout
- Neutrally decorated throughout
- Low maintenance rear garden

Lounge

A welcoming reception room with recently decorated neutral walls, light oak-effect laminate flooring, a fitted doormat, built-in storage, and a characterful chimney breast. A large front-facing window provides plenty of natural light and includes chrome curtain poles.

Kitchen

A modern kitchen fitted with white gloss base units, oak-effect laminate worktops, white metro-tile splashback, electric hob, oven, stainless steel extractor fan and matching sink. There is also a large under-stairs storage cupboard.

Utility

A spacious utility area with plumbing for a washing machine, three double sockets, and excellent additional space for appliances or storage. This room also benefits from an electric heater.

Bedroom 2

A good-sized double bedroom with brand new light grey carpet, a large window allowing plenty of natural light, chrome curtain pole, and a generous over-stairs storage cupboard.

Bedroom 3

A small single bedroom with brand new grey carpet and chrome curtain pole.

Bathroom

Well-presented bathroom fitted with a bath with electric shower over, WC, sink vanity unit, chrome towel radiator, and matching wooden mirrored storage cupboard. Finished with marble-effect wall tiles, patterned vinyl flooring, and chrome fixtures and fittings.

Master bedroom

A spacious attic bedroom with brand new light grey carpet, feature attic window, sloped ceilings, and built-in storage cupboard housing the gas boiler. Access is via a height-restrictive staircase.

Garden

Low-maintenance enclosed rear garden with a paved patio area, ideal for outdoor seating and relaxing, along with a gravel section.

Location

Located in Mansfield Woodhouse, the property is conveniently positioned for local shops, amenities, rail services are available from Mansfield Woodhouse station on the Robin Hood Line and local bus routes connecting the area with Mansfield and surrounding locations.

Relevant Information

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection

Heating and hot water status: Gas central heating throughout however, an electric heater in the utility room

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Very Low.

River/Sea = Very Low.

Flood risk from Groundwater = This location is outside of a groundwater flood alert area Flooding from reservoirs = unlikely in this area.

Coal mining area location: located on the coalfield.

Council: Mansfield District council

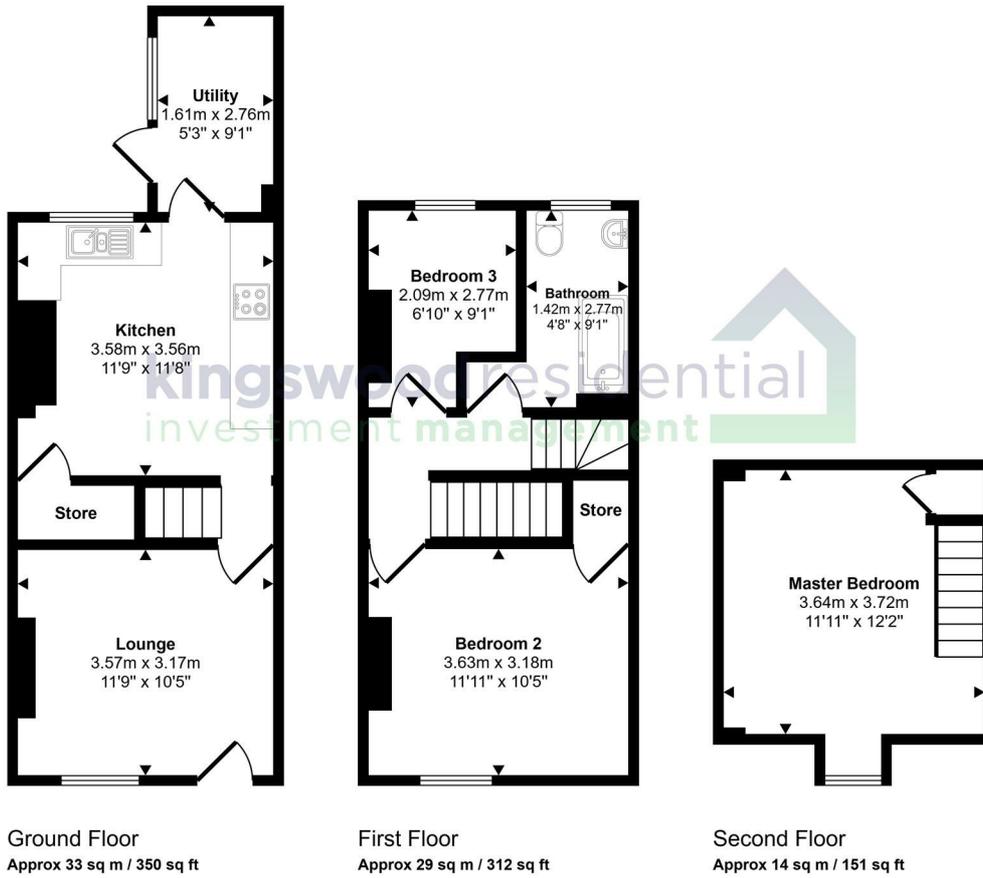
Any planning permission in the area: see planning.mansfield.gov.uk/online-applications/



- Large windows allows natural lighting
- Separate utility room
- Walking distance to shops and amenities
- Council tax band = A
- EPC Rating = C



Approx Gross Internal Area
75 sq m / 812 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) A		
(81-91) B		86
(69-80) C	71	
(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

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

Nottinghamshire
1 East Circus Street
Nottingham
NG1 5AF

01157043163
enquiries@kingswoodrim.co.uk
www.kingswoodrim.co.uk

