FOR SALE

Laxton Drive, Meden Vale, Mansfield, Nottinghamshire NG20 9QL

£150,000 - Freehold

Chadwells Estate & Letting Agents

Forest Road, New Ollerton, Newark, NG22 9QT 01623 861861 Property@chadwells.co.uk

PROPERTY SUMMARY

POINTS OF INTEREST

- New Kitchen and Boiler in 2025
- Modern Bathroom
- Three Bedrooms
- Large Plot
- Garage
- NO UPWARD CHAIN

Lounge
10' 9" x 20' 11" (3.28m x 6.38m) Enter through the glass and wood front door into the lounge with carpet flooring, feature fireplace, stairs off to the first floor, radiator, understairs storage, double glazed window to the front aspect and a door leading into the kitchen.

Kitchen/Diner
9' 11" x 20' 8" (3.02m x 6.30m) The large kitchen diner is fitted with new wall and base units, roll top worksurfaces with inset sink, drainer and mixer tap. Space and plumbing for washing machine, dishwasher and free standing fridge/freezer. Free standing range style cooker with extractor above, radiator, two uPVC windows and patio doors to the rear garden.

Landing
8' 1" x 6' 5" (2.46m x 1.96m) With carpet flooring, doors leading to the three bedrooms and family bathroom. Loft access and uPVC window to the side aspect.

Bedroom One
9' 10" x 12' 4" (3.00m x 3.76m) With carpet flooring, radiator, uPVC window to the rear and an airing cupboard housing combi boiler.

Bedroom Two
10' 9" x 9' 9" (3.28m x 2.97m) With carpet flooring, radiator and double glazed window to the front aspect.

Bedroom Three
10' 9" x 6' 10" (3.28m x 2.08m) With carpet flooring, radiator and double glazed window to the front aspect.

Family Bathroom
5' 4" x 8' 0" (1.63m x 2.44m) Fitted with a three piece suite comprising bath with electric shower over and glass shower screen. Handwash basin set on vanity storage unit and low flush WC. Two obscure windows, vinyl flooring, fully tiled walls and ladder style radiator.

Outside
The front of the garden is laid to concrete and has an area laid to slate. A path leads to the side and rear garden.

The side and rear garden is laid mainly to lawn and has lots of ever green shrubs, trees and plants. There is a concrete area for seating and a brick built storage shed.

MATERIAL INFORMATION

Council Tax: Band A
Council Tax: Rate £1,734.00
Parking Types: Driveway.
Heating Sources: Gas Central.
Electricity Supply: Mains Supply.
Water Supply: Mains Supply.
Sewerage: Mains Supply.
Broadband Connection Types: FTTP.
Accessibility Types: Level access.

Building Safety
No
Mobile Signal
4G excellent data and voice, 5G poor
Construction Type
Brick
Existing Planning Permission
No
Coalfield or Mining
It is indicated that this property is located within 1km of a coalfield or mining area.

EPC Rating: D (56)
Has the property been flooded in last 5 years? No
Flooding Sources:
Any flood defences at the property? No
Any risk of coastal erosion? No
Is the property listed? No
Are there any restrictions associated with the property? No
Any easements, servitudes, or wayleaves? No
The existence of any public or private right of way? No

Chadwells
Estate & Letting Agents

Floor 0

Floor 1

Approximate total area(1)

840 ft²

78.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360