

TO  
LET



Sixth Avenue, Edwinstowe, Mansfield, Nottinghamshire NG21 9PW

£925 pcm

Chadwells  
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## PROPERTY SUMMARY

## POINTS OF INTEREST

- Newly Decorated Throughout & New Carpet Flooring
- Village Location
- Three Bedroom
- Spacious Living Accommodation
- Off Road Parking & Garage



**Entrance Hall**

3' 6" x 17' 5" (1.07m x 5.31m) Providing access to the ground floor WC, Kitchen and Reception Lounge. Stairs giving access to first floor. With Partially glazed front door. Light wood effect laminate flooring.

**Kitchen**

7' 5" x 9' 8" (2.26m x 2.95m) With light wood effect laminate flooring through from Entrance Hallway. UPVC double glazed window to front aspect. Kitchen wall and base units with coloured wood effect finish and complimenting tiled splash back. Light wood effect worksurfaces and complimenting coloured, sink and drainer unit with matching mixer tap. Integrated oven, four ring gas hob with extractor fan over, space and plumbing for washing machine, wall mounted boiler, radiator.

**Lounge**

14' 6" x 15' 2" (4.42m x 4.62m) With UPVC double glazed sliding patio windows to rear aspect. Carpet flooring. Door to storage closet.

**Cloakroom**

With UPVC double glazed frosted window to front aspect. White, low flush WC and matching pedestal handbasin with stainless steel taps. Complimenting splash back tiles.

**Landing**

Providing access to three Bedrooms and Family Bathroom.

**Master Bedroom**

7' 9" x 12' 7" (2.36m x 3.84m) With UPVC double glazed window to rear aspect and carpet flooring.

**Bedroom Two**

7' 9" x 13' 1" (2.36m x 3.99m) With UPVC double glazed window to front aspect and carpet flooring

**Bedroom Three**

7' 9" x 6' 3" (2.36m x 1.91m) With carpet flooring and UPVC double glazed window to rear aspect.

**Bathroom**

6' 10" x 6' 3" (2.08m x 1.91m) With UPVC double glazed frosted window to front aspect. Grey vinyl flooring and white suite consisting paneled bath with shower, low flush W.C, pedestal wash hand basin, partially tiled walls, radiator.

**Outside**

The lovely fully enclosed rear garden is mainly laid to lawn with a paved area and deck patio. Sitting at the bottom of a quiet cul de sac, the front of the property is laid to lawn with a pathway to the front door.

The property also comes with a single garage which has a parking space in front.

## MATERIAL INFORMATION

**Parking Types:** None.

**Heating Sources:** None.

**Electricity Supply:** None.

**Water Supply:** None.

**Sewerage:** None.

**Broadband Connection Types:** None.

**Accessibility Types:** None.

**EPC Rating:** D (67)

**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

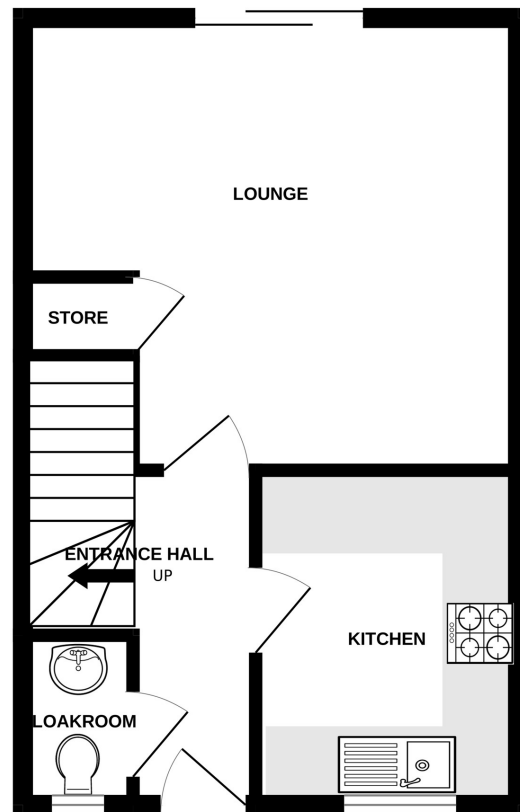
**Are there any restrictions associated with the property?** No

**Any easements, servitudes, or wayleaves?** No

**The existence of any public or private right of way?** No



GROUND FLOOR



1ST FLOOR

