



29 Pinewood Drive
Mansfield, Nottinghamshire NG18 4PG
£395,000

- AN INDIVIDUAL, TWO BEDROOMED DETACHED BUNGALOW ON A CORNER PLOT.
- INCLUDING GAS HEATING, UPVC DOUBLE GLAZING, SOLAR PANELS AND OAK INTERNAL DOORS.
- LOUNGE OVERLOOKING THE REAR GARDEN AND HAVING LIVING FLAME ELECTRIC FIRE.
- TWO DOUBLE BEDROOMS, WITH THE MAIN BEDROOM HAVING FITTED WARDROBES.
- OPEN PLAN, CORNER PLOT WITH LAWNED GARDENS TO THE FRONT AND SIDE.
- PRIVATELY BUILT AND UNLIKE ANY OTHER PROPERTY ON THE BERRY HILL DEVELOPMENT.
- ENTRANCE HALL WITH BUILT IN CLOAKROOM AND ACCESS TO THE LOFT SPACE.
- HIGH SPECIFICATION DINING KITCHEN, INCLUDING INTEGRATED APPLIANCES.
- FULLY TILED BATHROOM WITH BATH, SHOWER CUBICLE, WASH HAND BASIN AND WC.
- PRIVATE, FULLY ENCLOSED REAR GARDEN AND DETACHED BRICK-BUILT GARAGE.

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

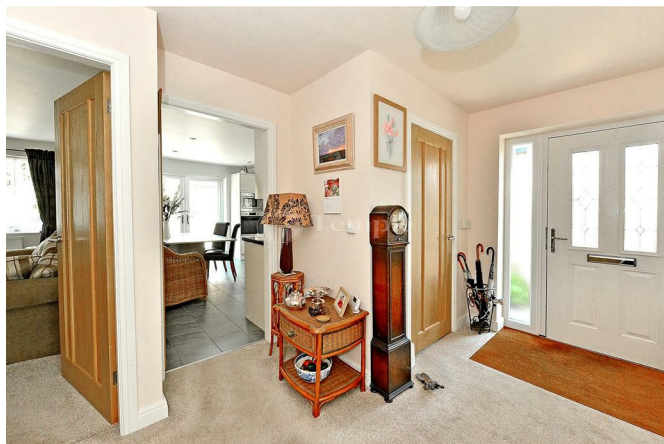
DIRECTIONS:

Head onto Nottingham Road and on the edge of the town, turn left onto Berry Hill Lane. At the roundabout, turn right onto Lichfield Lane. Turn left onto The Avenue, right onto Black Scotch Lane and, finally, left onto Pinewood Drive.

ACCOMMODATION COMPRISES

ENTRANCE HALL

Having a composite front door, radiator with cover, loft access, and oak internal doors leading to all rooms, including the cloakroom, which also houses the washing machine.



DINING KITCHEN

14' x 14' (4.27m x 4.27m)

Having an extensive range of high gloss, base and eye level units, work surfaces and stainless-steel sink unit and single drainer. Integrated electric oven and microwave, separate gas hob and extractor. Dishwasher. Tiled flooring, downlighters, radiator, UPVC aspect and French doors providing access to the rear garden.



LOUNGE

16'4 x 11'10 (4.98m x 3.61m)

Including marble fireplace and living flame electric fire. Radiator. UPVC aspect overlooking the rear garden.



BEDROOM ONE

11'8 x 11'3 including wardrobes (3.56m x 3.43m including wardrobes)

including matching fitted full-length wardrobes, drawers, dressing table, and bedside tables. UPVC front-aspect window and radiator.



BEDROOM TWO

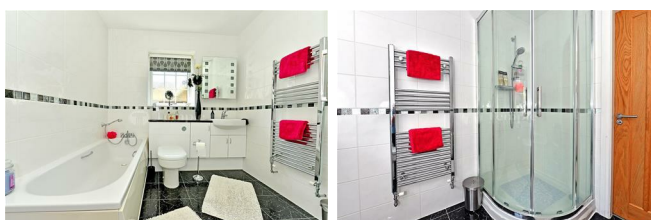
11'6 x 9'2 (3.51m x 2.79m)

Radiator. UPVC front aspect.



BATHROOM

Four-piece suite comprising panelled bath, corner shower cubicle and wash hand basin and WC within vanity unit. Fully tiled, tiled flooring, chrome radiator, downlighters and UPVC obscure glaze.



OUTSIDE

The bungalow stands prominently on a corner plot and has lawned gardens to front and side. There is a fully enclosed, low maintenance rear garden with paved areas and shrubbery. At the end of the garden is a pedestrian gate, leading to the detached brick-built garage, with electric up and over door and pitched roof.



The property is in council tax band D (Mansfield District Council).

FINANCIAL ADVICE

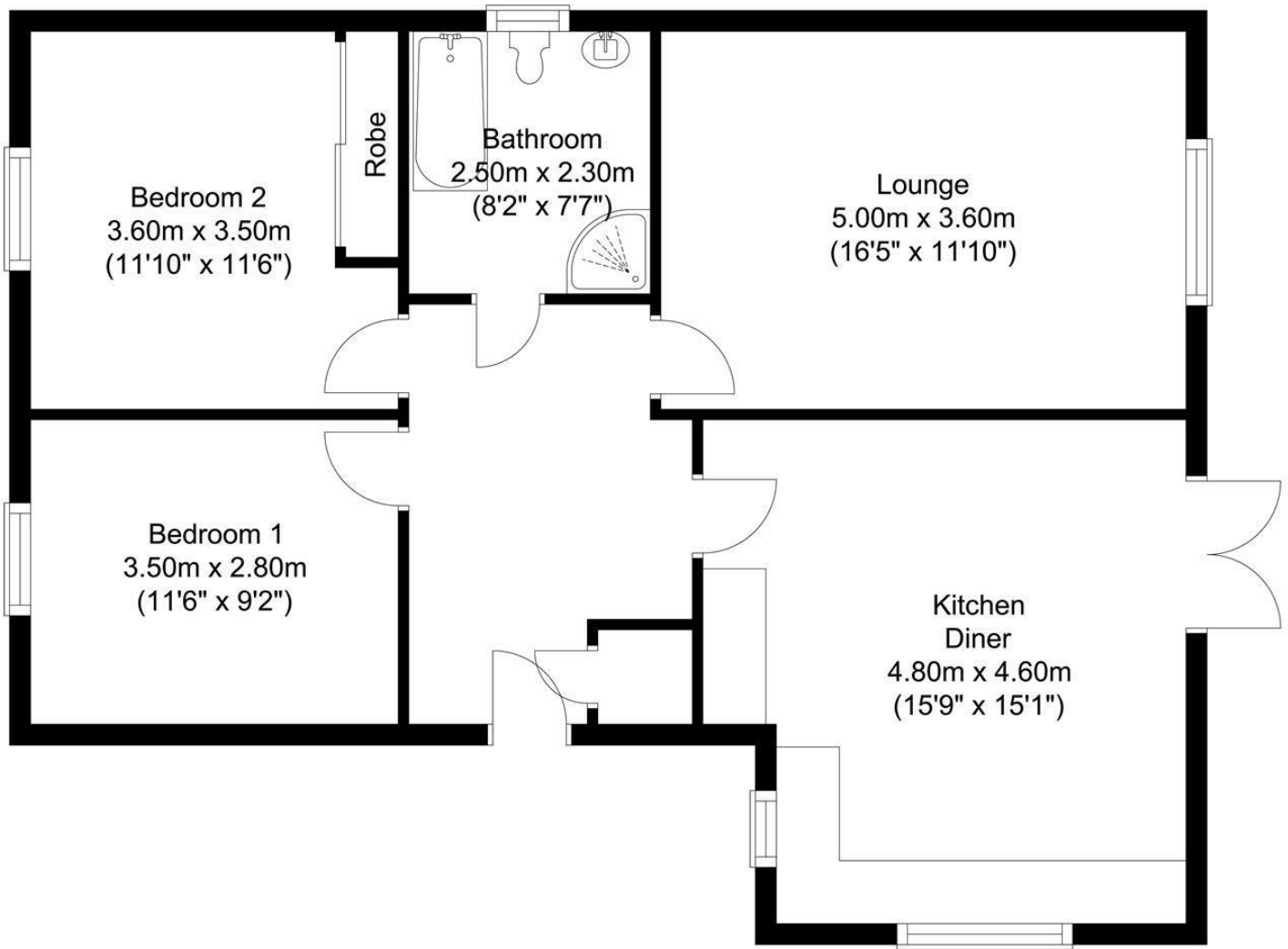
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5894/22.05.26



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		98	98
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

