



24 Farnsworth Grove
Huthwaite, Nottinghamshire NG17 2AR
Offers Over £210,000

- A THREE BEDROOMED, SEMI-DETACHED PROPERTY, WELL-PRESENTED THROUGHOUT
- ENTRANCE HALL, UNDER STAIR STORAGE AND GROUND FLOOR CLOAKS WITH WC AND BASIN
- FITTED BREAKFAST KITCHEN HAVING HIGH GLOSS UNITS AND INTEGRATED APPLIANCES
- TWO FURTHER BEDROOMS AND BATHROOM INCLUDING THREE-PIECE WHITE SUITE AND SHOWER
- THE REAR GARDEN HAS PATIO, LAWN AND AN ADDITIONAL, GRAVELLED SEATING AREA
- ACCOMMODATION INCLUDES GAS HEATING AND UPVC DOUBLE GLAZING THROUGHOUT
- LOUNGE/DINING ROOM WITH PATIO DOORS AND CONTEMPORARY, LIVING FLAME ELECTRIC FIRE
- TO THE FIRST FLOOR, THE MAIN BEDROOM HAS A BUILT-IN DOUBLE WARDROBE
- OUTSIDE, THE PROPERTY HAS A GARDEN TO THE FRONT AND DRIVEWAY LEADING TO THE SIDE
- EXCELLENT TRANSPORT LINKS FOR JUNCTION 28 OF THE M1 MOTORWAY AND THE A38

VIEWING:

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

DIRECTIONS:

Leave Mansfield via Sutton Road and at Kings Mill Hospital, turn left onto A38, Kings Mill Road. As you approach Huthwaite, turn right onto Common Lane. At the traffic lights at the top of here, turn right onto Sutton Road, then right again onto Columbia Street. Finally, right turn onto Farnsworth Grove.

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

UPVC front door, under stair cupboard and spindle stairs to the first floor.



CLOAKROOM

With WC and wash hand basin. Tiled flooring, radiator and UPVC window.



LOUNGE/DINING ROOM

16'4 x 10'9 (4.98m x 3.28m)

Including living flame electric fire, marble hearth and insert and contemporary surround. Double glazed patio doors provide access to the rear garden. Upright, chrome radiator. Durable vinyl, wood effect flooring.



BREAKFAST KITCHEN

14'5 x 8'9 (4.39m x 2.67m)

Fitted with high gloss, base and eye level units, work surfaces and sink unit and single drainer with 'swan neck' tap. Integrated electric oven, induction hob and cooker hood. Built-in fridge/freezer, dishwasher and washing machine. LED lighting within the skirting, tiled flooring, radiator and UPVC double glazed aspect.



FIRST FLOOR

LANDING

Access to the loft space. Airing cupboard with hot water cylinder.

BEDROOM ONE

13'3 max x 11'7 (4.04m max x 3.53m)

UPVC double glazed front elevation. Radiator. Fitted double wardrobe.



BEDROOM TWO

9'6 x 8'9 (2.90m x 2.67m)

Radiator. UPVC double glazed rear aspect.



BEDROOM THREE

7'8 x 7'2 (2.34m x 2.18m)

UPVC double glazed rear elevation. Radiator.



BATHROOM

Three-piece white suite comprising panelled bath with electric shower, wash hand basin and WC. Fully tiled surround, tiled flooring, radiator and UPVC obscure glaze.



OUTSIDE

There is a garden and driveway to the front of the property. The enclosed rear garden includes patio, lawn and an additional gravelled seating area.



The property is in council tax band B (Ashfield District Council).

CONNECTED PERSON

In compliance with the Estate Agency Act 1979 we disclose the seller of this property is a connected person as detailed in the Act.

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. MA5916/07.09.26

