



7 Bonington Road
Mansfield, Nottinghamshire NG19 6QH
Offers Over £180,000

- A WELL-PRESENTED, THREE BEDROOMED SEMI-DETACHED IN POPULAR LOCATION.
- ENTRANCE AREA AND LOUNGE WITH UPVC FRONT ASPECT AND PATIO DOORS TO REAR.
- UNDER STAIR CLOAKS AREA AND INTEGRATED STORE/PANTRY.
- THREE WELL-PROPORTIONED BEDROOMS AND BATHROOM WITH SEPARATE WC.
- THERE IS A GOOD-SIZED REAR GARDEN, A BLANK CANVAS FOR PEOPLE TO DECIDE ON.
- GAS HEATING VIA COMBINATION BOILER AND UPVC DOUBLE GLAZING.
- RE-FITTED BREAKFAST KITCHEN WITH HIGH GLOSS UNITS AND BUILT IN OVEN AND HOB.
- LANDING HAVING LOFT ACCESS AND CUPBOARD HOUSING THE COMBINATION BOILER.
- TO THE FRONT, THERE IS CAR STANDING IN ADDITION TO THE DRIVEWAY.
- LOCAL AMENITIES AVAILABLE AND TRANSPORT LINKS WITH THE M1 MOTORWAY AND A38.

Viewing

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

Directions

Proceed on to Stockwell Gate, which then becomes Sutton Road. Turn right onto Skegby Lane and, towards the top of here, turn right onto Ladybrook Lane. Turn right onto Langford Road and then right again, which is Bonington Road. The property is on the left-hand side.

Entrance area

UPVC front door and window. Radiator.

Lounge

16'9 x 12'0 (5.11m x 3.66m)

Radiator. UPVC front aspect. UPVC patio doors leading to the rear.



Breakfast kitchen

16'9 x 9'6 (5.11m x 2.90m)

Fitted with high gloss base and eye level units, laminate work tops and stainless-steel sink unit and single drainer. Built in electric oven and separate induction hob. UPVC double glazed front aspect and UPVC back door and rear window. Under stair cloaks, 'walk-in' store/pantry. Radiator and downlighters.



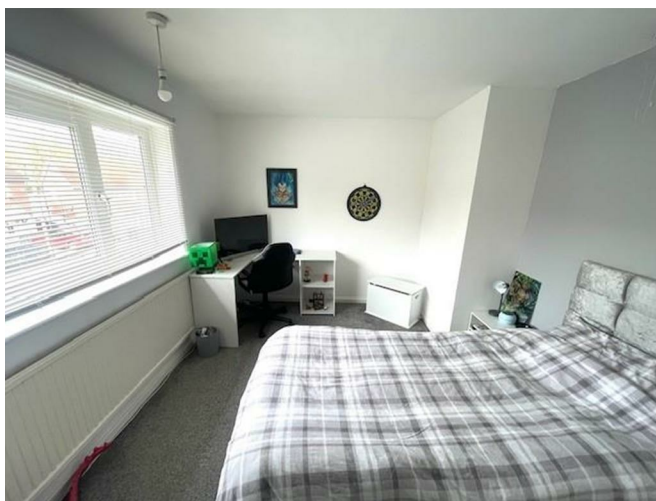
Landing

Loft access, cupboard housing combination boiler and UPVC rear elevation.

Bedroom 1

12'9 x 10'0 (3.89m x 3.05m)

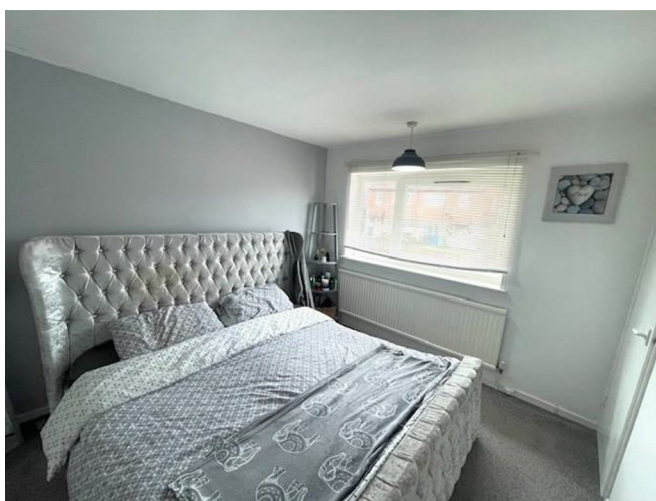
UPVC double glazed front elevation, radiator and over stair cupboard.



Bedroom 2

11'2 x 9'7 (3.40m x 2.92m)

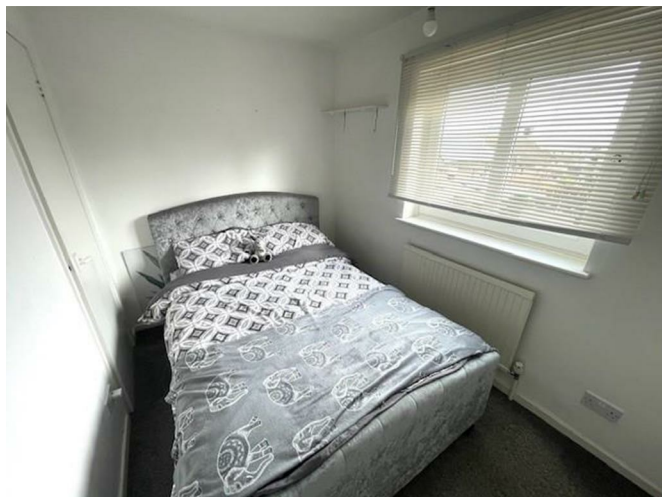
Built in wardrobe, radiator and UPVC double glazed front elevation.



Bedroom 3

10'1 x 7'0 (3.07m x 2.13m)

Radiator. UPVC rear elevation.



Bathroom

Comprising panelled bath with mixer shower to the taps and wash hand basin within vanity unit. Tiled splashbacks and UPVC obscure glaze.



Separate WC

Obscure glaze window

Outside

Hardstanding is provided to the front of the property and a block paved drive to the side. There is a grassed garden to the rear and the garden is ripe for further design and improvement.



The property is in council tax band A (mansfield-dc.gov.uk).

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

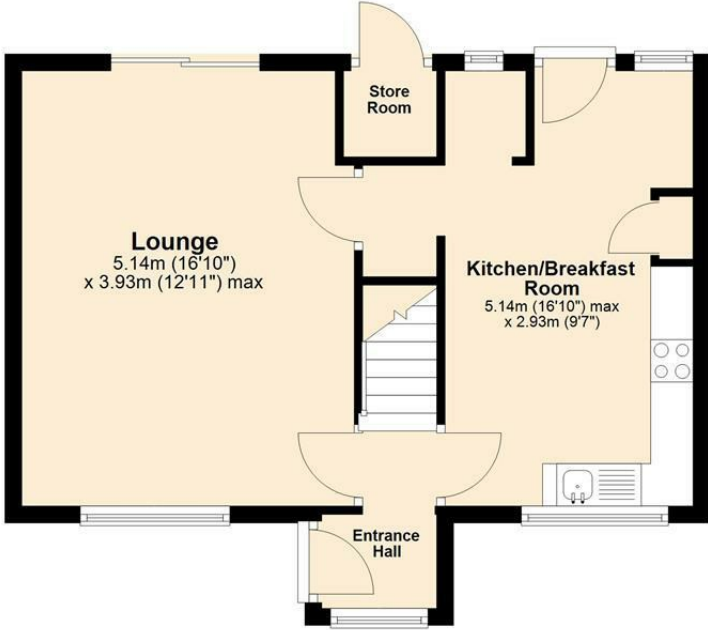
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors 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. MA5869/31/03/26

Ground Floor

Approx. 42.5 sq. metres (457.3 sq. feet)



First Floor

Approx. 41.4 sq. metres (445.9 sq. feet)



Total area: approx. 83.9 sq. metres (903.2 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	83
(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	53
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	83
(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	53
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