



Woodland Drive,  
Mansfield, NG18 4JL

 **NEWTON  
FALLOWELL**

**Woodland Drive,  
Mansfield, NG18 4JL  
£175,000 Freehold**

**\*\*AN EXTENDED BAY-FRONTED SEMI-DETACHED FAMILY HOME WITH VIEWS OVER THE GOLF COURSE, DRIVE AND DETACHED GARAGE\*\***

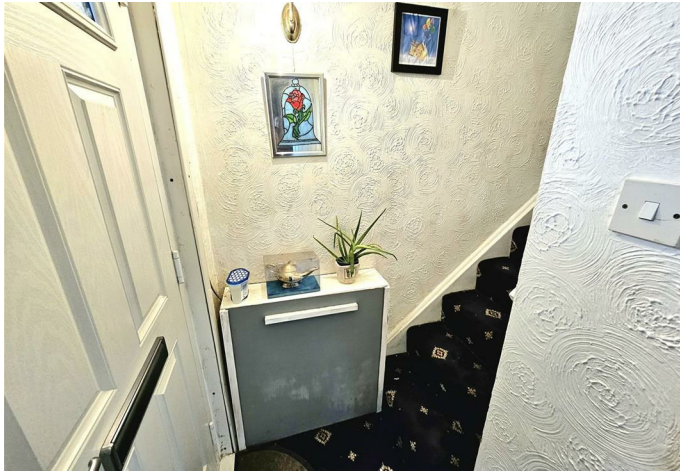
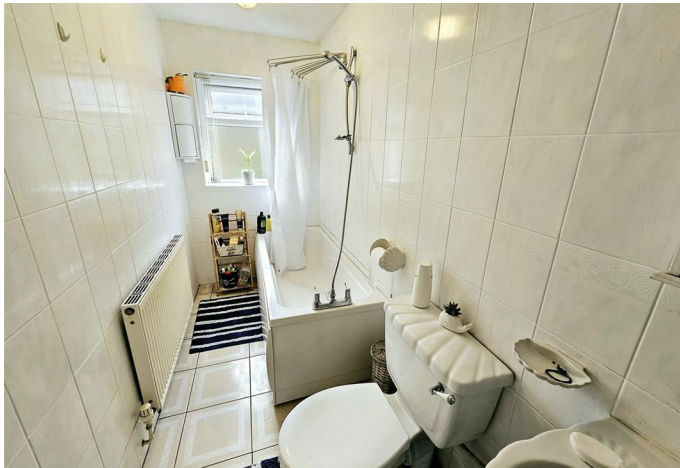
New for December is this ideal home for first-time buyers and couples. Comprising of the following: Entrance hallway with stairs rising, bay-fronted lounge leading straight into the dining kitchen which is filled with an abundance of wall/base units, rear utility/boot room, along with a family bathroom.

First floor: Landing with loft access, three bedrooms (two doubles and a single). The Baxi boiler is situated in bedroom three.

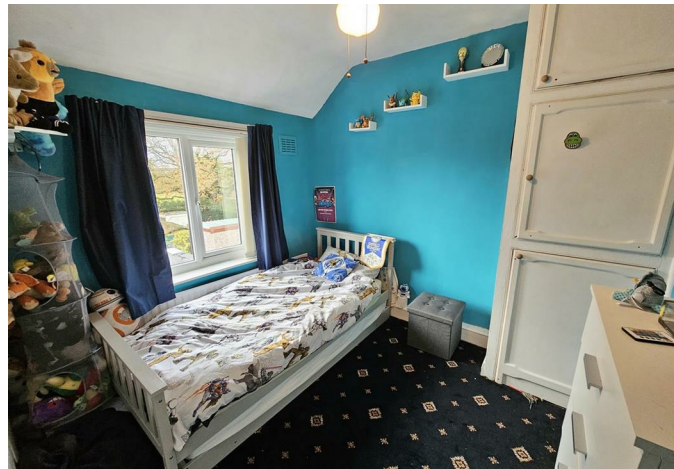
Externally: Low maintenance frontage with driveway giving access to both properties and a large detached garage with up and over garage door. The rear garden is mainly laid to lawn with shrubs and a decked patio area.


VIEWING IS A MUST!

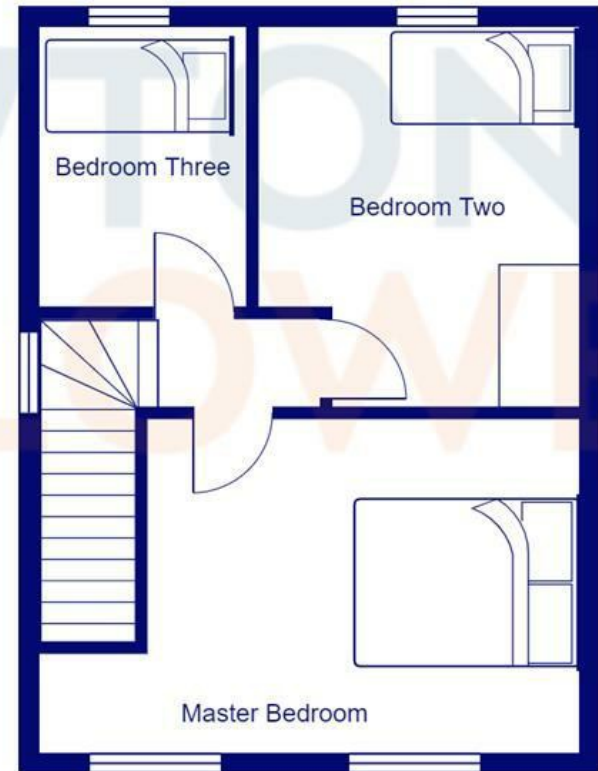




- Extended three bedroomed property
- Rear garden overlooking golf course
- Garage and drive
- Baxi combination boiler
- Bay fronted lounge
- Rear boot room/utility
- Near to local school



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**COUNCIL TAX INFORMATION:**

Local Authority: Mansfield District Council  
Council Tax Band: A

**AGENTS NOTE – DRAFT PARTICULARS:**

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