



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****

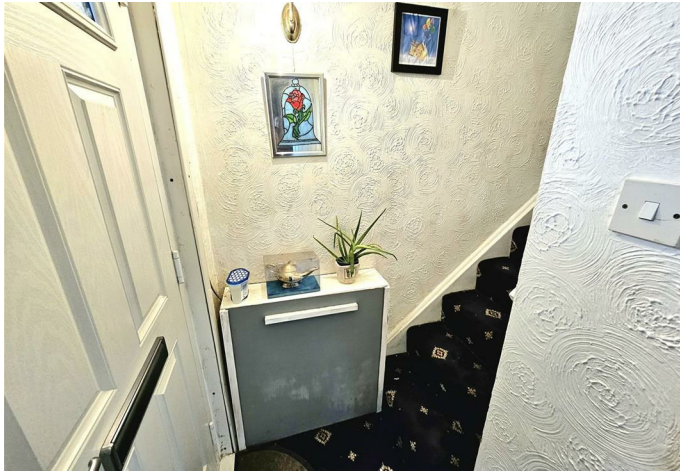
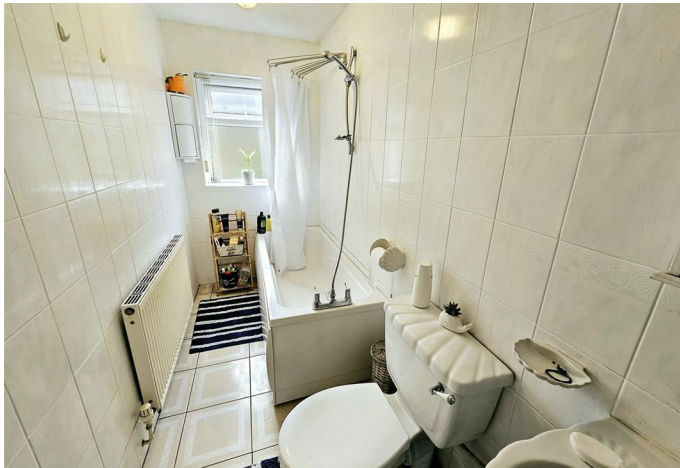
New for December is this ideal home for first-time buyers and couples. Comprising of the following: Entrance hallway with stairs rising, bay-fronted lounge leading straight into the dining kitchen which is filled with an abundance of wall/base units, rear utility/boot room, along with a family bathroom.

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

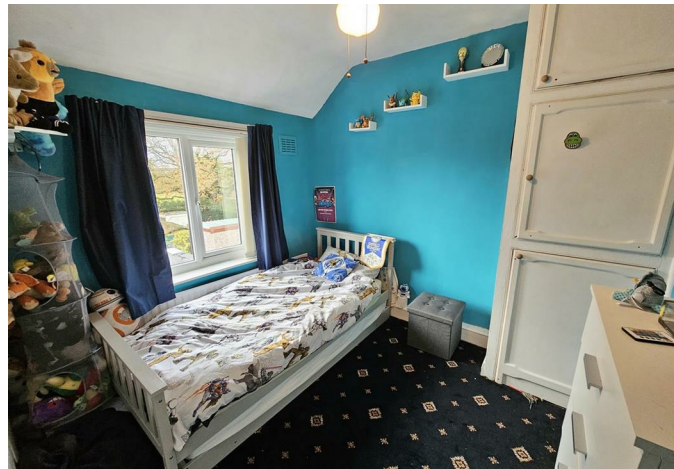
Externally: Low maintenance frontage with driveway giving access to both properties and a large detached garage with up and over garage door. The rear garden is mainly laid to lawn with shrubs and a decked patio area.


VIEWING IS A MUST!

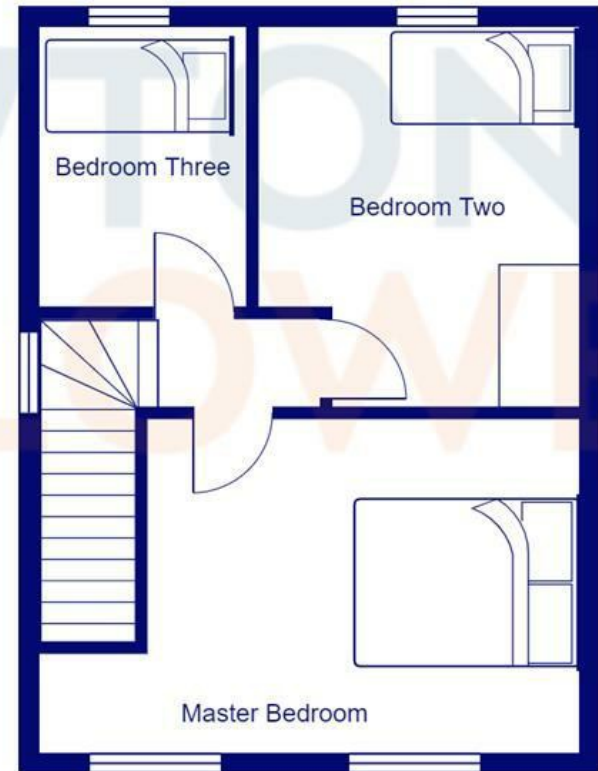




- Extended three bedroomed property
- Rear garden overlooking golf course
- Garage and drive
- Baxi combination boiler
- Bay fronted lounge
- Rear boot room/utility
- Near to local school



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