



9 Winborne Close, Mansfield

GUIDE PRICE £190,000-£200,000 Freehold

Beautifully presented and very well maintained • Stylish modern kitchen with additional family entertaining room
• Perfectly landscaped rear garden and block paved front for off street parking • Solar panels providing £2,000 per year to additional electric in daytime hours • Viewing absolutely essential. EPC RATING: C • EXTENDED three bedroom semi detached



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How to find the property

Leave Mansfield via Chesterfield Road and continue through the traffic lights that are adjacent to Tesco and at the next set of traffic lights at the Rufford Arms turn left onto Abbott Road, continue up and just before the next set of traffic lights turn left onto Bancroft Lane then second right onto Winthorpe Street, then right onto Brockenhurst Road, on the bend continue straight onto Lymington Road, then right onto Winborne Close and the property is on the left hand side.

Entrance Hall

Step into this beautifully decorated hallway through the stylish composite door, modern half panelled walls, radiator and stairs rising to the first floor.

Living Room

15' 1" x 12' 3" (4.60m x 3.73m)

With upvc window to the front, radiator, wall mounted electric fire, laminate floor and door through to the kitchen.

Extended Kitchen Family Entertaining Area

15' 8" x 8' 7" (4.78m x 2.62m)

The kitchen is modern and contemporary, with integrated microwave, oven, gas hob with extractor fan over, bowl and half sink and drainer, upvc window into the conservatory, door to walk in storage and upvc door to the side.

Sun Room

13' 2" x 10' 5" (4.01m x 3.18m)

This delightful light and airy living space is a fabulous addition to this beautiful home, double glazed windows with panoramic views of the rear garden, two electrically operated solar skylights making this room cool in the summer and warm in the winter, upvc French doors to the rear garden and opening into the kitchen area.

Stairs and Landing

With upvc window to the side and doors to bedrooms and bathroom.

Bedroom No. 1

11' 10" x 8' 6" (3.61m x 2.59m)

With Upvc window to the rear, built in wardrobes with sliding doors and radiator.

Bedroom No. 2

11' 9" x 8' 6" (3.58m x 2.59m)

With upvc to the front, built in wardrobes with sliding doors, radiator and carpeted floor.

Bedroom No. 3

6' 11" x 6' 7" (2.11m x 2.01m)

With upvc to the front, built in storage cupboard and laminate floor.

Bathroom

With double walk in shower cubicle, stylish panelled walls, wash hand basin in vanity unit, low flush wc, upvc window to the rear, laminate floor and heated towel rail.

Outside

To the front of the property there is a substantial block paved driveway, providing off street parking for several vehicles, with gated access to the side of the property. The rear garden is a delightful haven for sun and tranquillity, landscaped to perfection, featuring patio area, decked area with in built ambient lighting. There is further block paved area, low maintenance borders, outside tap and shed with upvc door, lighting and electricity.

Additional Information

Freehold

Council Tax Band A

Solar panels are owned by the property and currently making £2,000 per year cash back.

