



7 Bluebell Wood Lane, Clipstone, Notts NG21 9GB

£650 Per Month

This modern THREE BEDROOMED Detached House benefits from UPVC DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, an attached GARAGE and very easily maintained gardens. Well presented throughout it includes a good sized entrance hall with cloakroom and understairs cupboard, a lounge at the rear with french doors to the garden and a modern fitted kitchen complete with integrated appliances and room for a small dining table. the first floor has three bedrooms, an en suite shower room to the master bedroom and also a family bathroom.

Situated on a modern residential development, the house is ideally placed for local amenities which are available within a reasonable distance, the centres of Mansfield, Ollerton and Edwinstowe are easily reached and all the leisure amenities available in Sherwood Forest. This is an ideal family home and an early viewing is thoroughly recommended.

How to find the property

Take the Southwell Road A6191 out of Mansfield to the brow of the first hill and turn left into Carter Lane at the traffic lights by Fittapart. Continue straight ahead passing through Forest Town and Clipstone and at the roundabout turn left into Cavendish Way. Follow the tree lined road through the woods and take the first right turn into Bluebell Wood Lane. The property is on the left hand side clearly marked by one of our signboards.

Ground Floor

Entrance Hall

A really spacious hallway with a double glazed door and side screen, central heating radiator, laminate wooden floor, understairs cupboard with fitted shelving and laminate wood floor.



Cloakroom

With a white low flush w.c. and pedestal wash hand basin with tiled splashback and mirror above, central heating radiator and laminate wooden floor.



Lounge

15'5" x 10'6" (4.70m x 3.20m)

A good sized room at the rear of the house with uPVC double glazed french doors leading out onto the rear garden and a central heating radiator.



Lounge Second Picture



Kitchen

11'3" x 8'5" (3.43m x 2.57m)

With room for a small dining table and including a range of modern fitted units including rolled edged working surfaces with matching upstands, an inset single drainer stainless steel sink with mixer tap, cream gloss base cupboards and wall units, integrated fridge and freezer, electric oven, gas hob, stainless steel splashback, extractor hood above, dishwasher and washing machine. Wall mounted Logic combi 30 gas fired combination boiler, uPVC double glazed window to the front, central heating radiator and laminate wooden floor.



Kitchen Second Picture



First Floor

Staircase

Leads off the entrance hall with a spindle balustrade.

Landing

With central heating radiator and loft access.

Bedroom No. 1

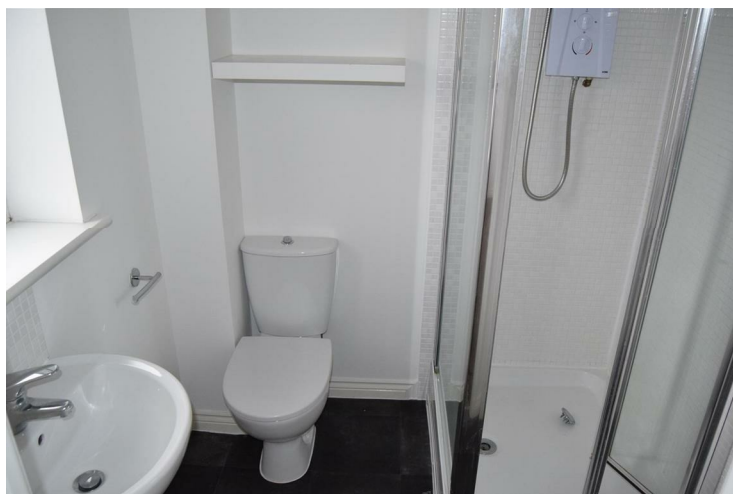
11'1" maximum x 9'11" (3.38m maximum x 3.02m)

At the front of the house with fitted wardrobes having sliding mirror doors, a uPVC double glazed window and central heating radiator.



En Suite Shower Room

With a fully tiled shower cubicle having an electric shower, a white pedestal wash hand basin with tiled splashback and low flush w.c. UPVC double glazed window, central heating radiator and shaver point.



Bedroom No. 2

10'7" x 8'7" maximum (3.23m x 2.62m maximum)

With a uPVC double glazed window to the rear and central heating radiator.



Bedroom No. 3

10'7" x 6'7" maximum (3.23m x 2.01m maximum)

With a fitted wardrobe having sliding mirror doors, a uPVC double glazed window to the rear and central heating radiator.



Bathroom

6'7" x 5'9" (2.01m x 1.75m)

With a white suite comprising of panelled bath with a shower

above, glass screen and tiled surround, pedestal wash hand basin and low flush w.c. UPVC double glazed window and central heating radiator.



Outside

Garage

Attached brick built garage with an up and over door. A door leads to the rear garden.

Approach

Tarmac driveway in front of the garage.

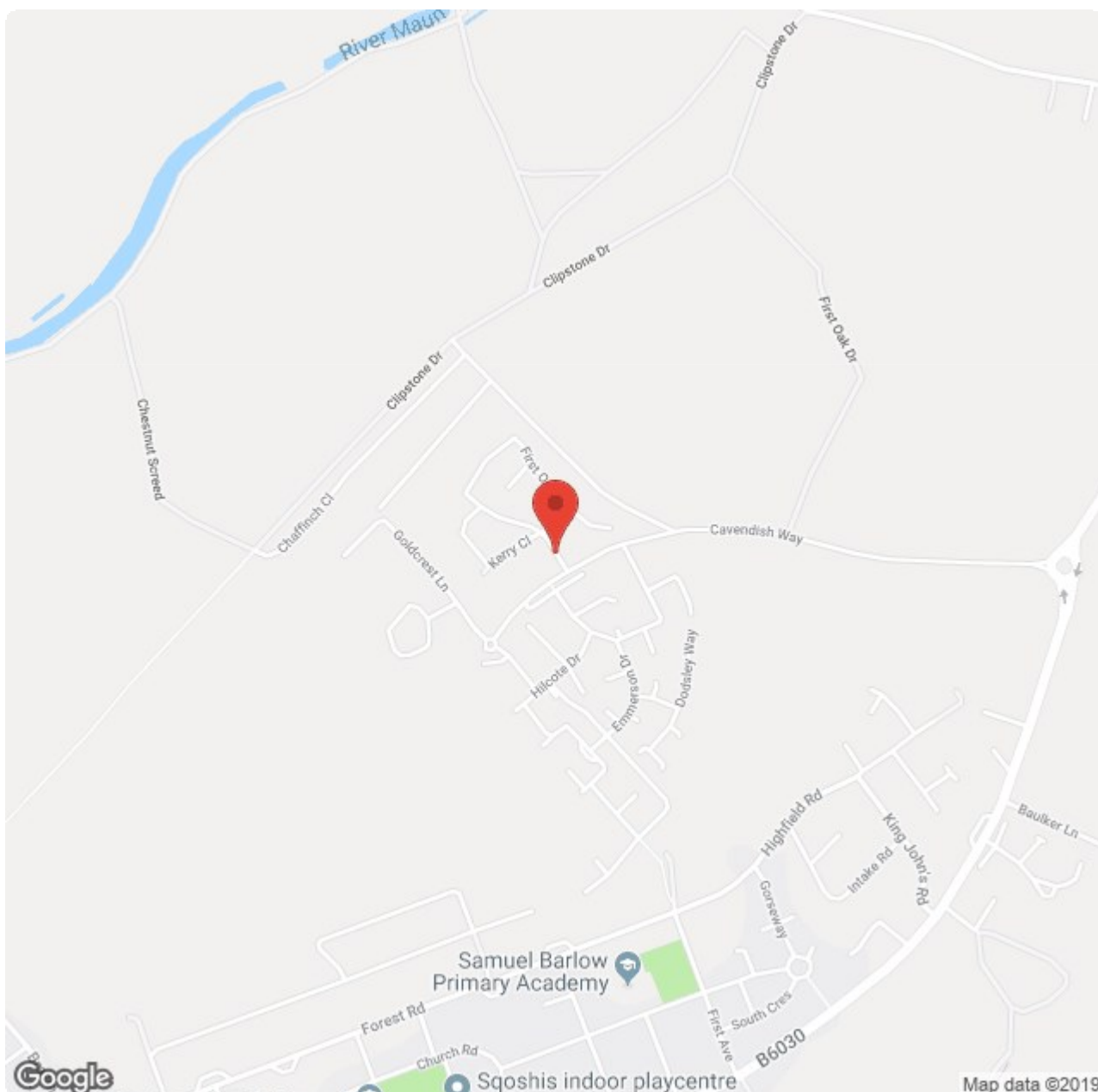
Gardens Front

Open plan front garden with a lawn and lavender bushes.

Gardens Rear

An enclosed garden with a paved patio, lawn, various shrubs and trees.





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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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	EU Directive 2002/91/EC	

Please conduct all negotiations connected with this property through our office.

Mortgage advice is available through FIDUCIA Comprehensive Financial Planning Limited. Please contact us for further details on 01623 627247. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

John Sankey MBE FNAEA, Beryl Sankey FNAEA - Partners



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These particulars are believed to be correct, but are not a guarantee, do not form part of any contract and should be verified by personal inspection of the property. We have not tested or checked any appliances, fixtures, central heating etc. where fitted.