

PINEWOOD

PROPERTIES

Est. 2004



Maple Close, Forest Town, Mansfield,

£115,000

A REAL GEM... This three bedroom semi-detached home is an absolute treat and would make a great property for any first time buyer or growing family alike. Well presented throughout with a stylish and modern decor, with many well thought out features. The property is situated on a superb plot at the head of a cul-de-sac with the benefit of off street parking with space for two cars and a lovely rear garden offering a degree of privacy and a superb shed that has been lovingly converted into an outside bar. The internal layout includes an entrance hall which gives immediate access to the light and airy lounge. There is an attractive modern fitted kitchen with dining area overlooking the rear garden. The first floor hosts three bedrooms and a family bathroom. We expect this property to be popular so please call today or book your visit online.



ENTRANCE HALL

To the front aspect with laminate flooring.

LOUNGE

With a window to the front elevation, a central heating radiator and fitted carpets.

KITCHEN / DINER

A modern fitted kitchen with wall and base units and a dark contrasting worktop and a high gloss tiled splash back, incorporating a sink with drainer, hob, oven and extractor, the dining area has a uPVC window looking out to the rear garden, a central heating radiator and laminate flooring.

BEDROOM 1

With a window to the rear elevation, a central heating radiator, wardrobes and fitted carpet.

BEDROOM 2

With a window to the front elevation, a central heating radiator and fitted carpet.

BEDROOM 3

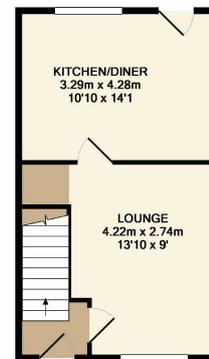
A window to the front elevation, a central heating radiator and fitted carpet.

BATHROOM

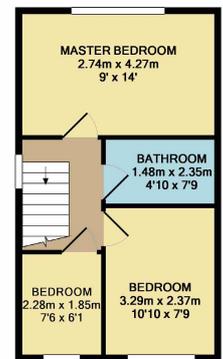
A fully tiled bathroom with raindrop shower head and screen, low flush w/c, a pedestal wash basin, towel radiator and vinyl floor cover.

GARDEN / PARKING

To the front is a lovely entrance with a lawn area and allocated off street parking, the rear has an enclosed rear garden with laid lawn and patio seating area and converted shed.



GROUND FLOOR
APPROX. FLOOR
AREA 32.1 SQ.M.
(345 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 32.1 SQ.M.
(345 SQ.FT.)

TOTAL APPROX. FLOOR AREA 64.1 SQ.M. (690 SQ.FT.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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FLOOR PLAN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-100) A		89
(81-91) B			
(69-80) C			
(55-68) D		62	
(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	(92-100) A		89
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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