



## Ling Forest Road, Mansfield, Notts, NG18 3NW

### Offers in the region of £130,000

\*\*\*\*\*FOR A LIMITED PERIOD ONLY\*\*\*\*\*

Looking to downsize and enjoy the benefits of single storey living? Move straight into this beautifully refurbished bungalow with low maintenance gardens.

- Two double bedrooms
- Brand new kitchen
- Stunning shower room
- Ample parking
- Great location
- Viewing recommended

## DESCRIPTION AN SITUATION

The sale of this extensively refurbished bungalow will be of immediate interest to those who are contemplating retirement and looking to downsize as well as the working couple with a busy lifestyle seeking an easy to maintain home with a practical layout offering all the advantages to be associated with single storey living.

The property has undergone considerable refurbishment to include the provision of a smart and stylish brand new kitchen. There is a stunning shower room with high quality ceramic tiling to the walls and floor. The windows have been replaced. The accommodation is immaculately appointed and has brand new floor covering throughout.

The property provides comfortable living accommodation with a well proportioned lounge complemented by two double bedrooms. It stands on a nice level plot with ample off street parking and base for garage at the rear. Both front and rear gardens are mainly covered in gravel for total ease of maintenance.

The property enjoys a pleasant position in a popular development and gains easy access to Mansfield Town Centre. There is a convenience store a few yards up the road.

The property is now vacant. As such, early possession is readily available since there will be no "chain" forming above.

We have no hesitation in recommending an early inspection.

## ACCOMMODATION

The accommodation comprises:

### **BREAKFAST KITCHEN 6'2" X 14'4" (1.89 X 4.38)**

Beautifully appointed with brand new high gloss cream coloured units including a stainless steel single drainer sink unit, four ring electric hob/oven with extractor fan above, plumbing for washer, space for fridge. Double glazed to two elevations plus central heating radiator.



### **LOUNGE 15'10" X 12'1" (4.83 X 3.69)**

Living flame gas fire set within an attractive decorative surround. Double glazed window to the front. Central heating radiator plus coving to the ceiling.



## INNER HALLWAY

Hatch to the roof space with loft ladder. The roof space contains a gas boiler.

## BEDROOM 9'1" X 15'3" (2.77 X 4.65)

With fitted storage cupboard, double glazed window and central heating radiator.



## BEDROOM 9'3" X 10'3" (2.83 X 3.13)

With double glazed window and central heating radiator.

## SHOWER ROOM/W.C. 6'0" X 5'10" (1.82 X 1.79)

Beautifully appointed with a brand new suite complimented by expensive, good quality ceramic tiling to the walls and floor. Tiled shower cubicle with plumbed in shower, wash hand basin, w.c. Double glazed window and central heating radiator.



## OUTSIDE

There is a forecourt which is mainly covered in gravel set behind a fence. A concrete driveway provides off street parking for several vehicles with space to erect a car port if required. There is a gated access to the rear gardens which, again, are covered in gravel for ease of maintenance. There is a concrete base for a garage. The rear gardens are surrounded by fencing.



## TENURE

Freehold. Vacant possession on completion.

**VIEWING**

Arranged with pleasure by the Sole Selling Agents.





## Energy Performance Certificate



10, Ling Forest Road, MANSFIELD, NG18 3NW

Dwelling type: Semi-detached bungalow

Date of assessment: 07 February 2018

Date of certificate: 08 February 2018

Reference number: 8408-8235-5629-4807-5283

Type of assessment: RdSAP, existing dwelling

Total floor area: 55 m<sup>2</sup>

## Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 1,656

Over 3 years you could save

£ 279

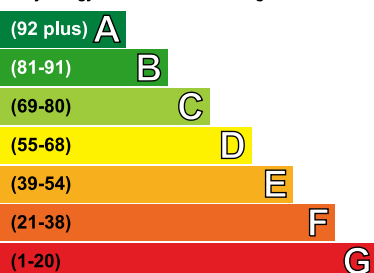
## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 123 over 3 years	
Heating	£ 1,218 over 3 years	£ 1,104 over 3 years	
Hot Water	£ 228 over 3 years	£ 150 over 3 years	
<b>Totals</b>	<b>£ 1,656</b>	<b>£ 1,377</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

## Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
70	88

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

## Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 123
2 Low energy lighting for all fixed outlets	£25	£ 78
3 Solar water heating	£4,000 - £6,000	£ 78

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.