



39 Mansfield Road  
Underwood NG16 5FF  
£195,000

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## 39 Mansfield Road

Underwood NG16 5FF

This charming two-bedroom semi-detached cottage is nestled in the highly sought-after area of Underwood. The property offers a comfortable layout with a kitchen, dining room, lounge, bathroom, two bedrooms, and a versatile loft room.

The property's exterior features a beautiful enclosed cottage garden, perfect for relaxing, outdoor dining, or entertaining guests. To the front, there's a paved area complemented by a dropped kerb for convenient access. There is potential for rear extension subject to planning consent.

Properties in this desirable area are rare and tend to attract quick interest, so early viewing is highly recommended to avoid missing out. Conveniently situated within one mile of junction 27 of the M1, the location offers excellent commuting options to Nottingham and Derby, as well as the market towns of Mansfield and Chesterfield. This delightful home combines comfort, convenience, and character, an opportunity not to be missed! Offered with No Upward Chain.





### Lounge

15'4" x 12'1" (4.67m x 3.68m)

Wooden mantle piece with electric fire, coving to ceiling, TV point, laminate flooring, cupboard with consumer unit, radiator & double glazed bay window to the front elevation.

### Inner Hall

Under stairs cupboard, laminate flooring.

### Dining Room

12'3" x 12'1" (3.73m x 3.68m)

Brick feature fireplace with wooden mantle & tiled hearth, coving to ceiling, wall lights, wood panelling, laminate flooring, radiator, stairs to first floor & double glazed French doors to the rear elevation.



### Kitchen

7'7" x 6'9" (2.31m x 2.06m)

Wall & base units with laminate worktop over, stainless steel sink & drainer with mixer tap, electric oven & gas hob with extractor over, radiator, tiled flooring & double glazed window to the side elevation.



### Pantry

5'6" x 2'11" (1.68m x 0.89m)

Shelving & space for fridge/freezer, tiled flooring.



### First Floor Landing

Doors off, storage cupboard, radiator, carpet flooring & stairs to loft room.





### Bedroom One

12'5" x 11'1" (3.78m x 3.38m)

Fitted wardrobes, coving to ceiling, radiator, Laminate flooring & double glazed window to the front elevation.

### Bedroom Two

12'4" x 8'2" (3.76m x 2.49m)

Coving to ceiling, radiator, carpet flooring & double glazed window to the rear elevation.



### Bathroom

7'4" x 6'4" (2.24m x 1.93m)

Three piece suite comprising; bath with shower over, low flush wc, wash hand basin in vanity unit, double glazed frosted rear window, radiator, PVC panelled walls, PVC roof, cupboard housing Worcester Boiler (4 Years old), vinyl flooring,



### Loft Room

15'4" x 13'9" (4.67m x 4.19m)

Stairs to loft room, radiator, carpet flooring & double glazed window to the side elevation.

### Front Garden

Paved front & dropped kerb.

### Rear Garden

The outdoor space includes a paved patio area with a cold water tap, a decking area, and a lawn. The borders are beautifully stocked with a variety of plants, shrubs, and flowers. Additional features include an outbuilding, and the boundary is defined by a hedge, fence, and wall. A side gate provides access to the front of the property.





## Floor Plan



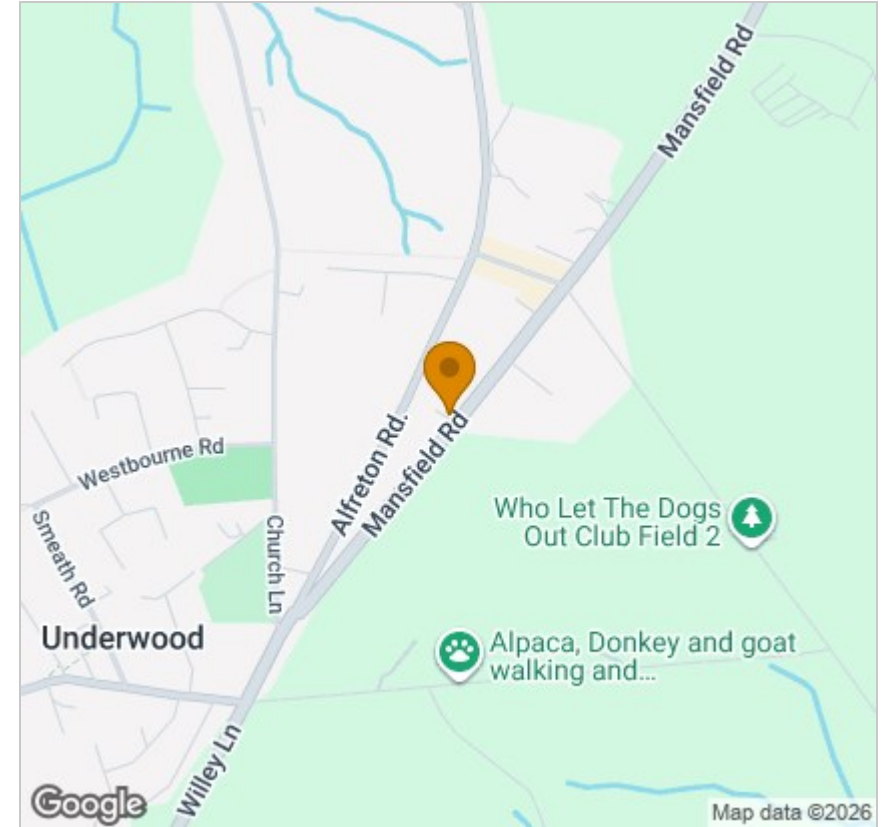
## Viewing

Please contact our Eastwood Office on 01773 535535 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

