



England & Wales	
EU Directive 2002/91/EC	
Minimum energy efficiency - lower CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
78	B
79	B

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74	B
76	B



41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
 Email: lettings@johnsankey.com www.johnsankey.com

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John Sankey

61 Scholars Way, Mansfield, Nottinghamshire, NG18 4YT  
 £117,500

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# Scholars Way

## Mansfield

We were immediately impressed from the moment we stepped foot into this superbly presented Ground Floor Maisonette which would suit any first time buyer. From the modern and stylish interior, TWO GOOD SIZED BEDROOMS, a fitted kitchen and bathroom, this property is simply ready to move into. One rare and particular main feature to this property though has to be the fact that it has both front and rear gardens perfect for enjoying those summer evenings as the garden to the rear has been landscaped to include patio areas and lawn and is of a good size. There is also allocated parking.

Scholars Way is situated in the Berry Hill quarry which continues to prove to be a very popular location being located close to local schools, shops and the amenities of Mansfield, this property is not to be missed. Call our office today to book an early viewing.

### How to find the property

Take the Southwell Road A6191 out of Mansfield continuing through the traffic lights by Fittapart and after approximately 400 yards turn right into King George V Avenue, continue to the roundabout turning left into Kings Walk, at the next roundabout turn right into Black Rock Way then the second left into Scholars Way where the property is then located on the left hand side clearly marked by one of our signboards.



### Entrance hall

Has white neutrally decorated walls with power and telephone point, there is a central heating radiator, a storage cupboard which houses the combination boiler with shelving above and internal doors lead to all of the accommodation.

### Open Plan Living Kitchen

The living area is a modern neutrally decorated room providing space for lounge furniture and a small dining table, t.v. and power points, a storage cupboard and uPVC double glazed doors provide views and access out to the garden and there is also open access to the kitchen area which offers a range of wall and base units with fitted integral washing machine, a roll edge work surface houses a one and a half bowl sink and drainer unit with a mixer tap and a four ring gas hob with fitted extractor above and oven beneath, there are modern and complimentary tiled splashbacks, a uPVC double glazed window to the front aspect which provides the room with plenty of natural light and space for a free standing fridge freezer.

### Lounge Area

14'8" maximum x 11'4" maximum

### Kitchen Area

9'10" x 7'

### Bedroom No. 1

12'5" maximum x 10'5" maximum

A good size double bedroom having laminate flooring and a uPVC double glazed window with views to the rear garden and providing plenty of natural light, there is a central heating radiator and power points.

### Bedroom No. 1 Second Picture

### Bedroom No. 1 Third Picture

### Bedroom No. 2

8'4" x 7'6"

Having a uPVC double glazed window to the front which provides plenty of natural light, a central heating radiator, laminate flooring and power points.

### Bathroom

The bathroom is a three piece suite fitted in white comprising briefly of a low flush w.c., a pedestal wash hand basin and panelled bath with a mains fed shower above, there is part tiling to the walls, some tiled flooring, central heating radiator and extractor.

### Outside

### Gardens Front

There is a paved path which leads to the front entrance door with a large slate chipped area ideal for potted plants with a shrubbed boundary, there is a parking space allocated to the property to the side and gated access leads round to the rear garden.

### Gardens Rear

It is very rare with this sort of property that it comes complete with its own garden. The garden has been landscaped superbly to include paved patio areas with lawns and pebbled borders, there are fenced boundaries and gated access to the side which leads out to the allocated parking space.

### Gardens Rear Second Picture

