



| England & Wales                         |   |
|---|---|
| EU Directive 2002/91/EC                 |   |
| Min energy demand - higher energy costs |   |
| 120-150 kWh/m <sup>2</sup> /year        | G |
| 100-120 kWh/m <sup>2</sup> /year        | F |
| 80-100 kWh/m <sup>2</sup> /year         | E |
| 60-80 kWh/m <sup>2</sup> /year          | D |
| 40-60 kWh/m <sup>2</sup> /year          | C |
| 20-40 kWh/m <sup>2</sup> /year          | B |
| 0-20 kWh/m <sup>2</sup> /year           | A |

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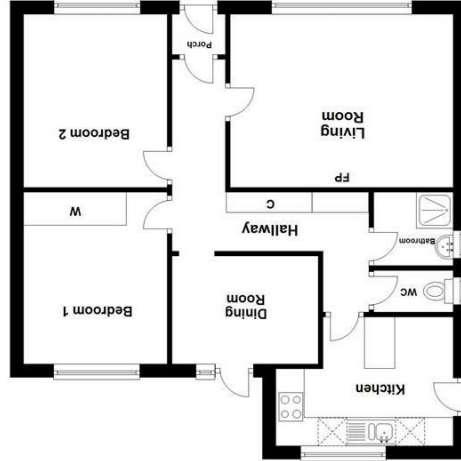


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**John Sankey**  
 Estate Agents Valuers Surveyors Lettings

While every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using Planipr.

Total area: approx. 72.7 sq. metres (782.8 sq. feet)



Ground Floor  
 Approx. 72.7 sq. metres (782.8 sq. feet)



6 Penrith Place, Mansfield, Nottinghamshire, NG19 6NE  
 £200,000

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# Penrith Place

## Mansfield

NO ONWARD CHAIN so move fast to book a viewing on this THREE BEDROOMED Detached Bungalow with lounge, breakfast kitchen, three bedrooms, bathroom, separate w.c., front and rear gardens, driveway for several vehicles and detached GARAGE. Situated in sought after cul-de-sac location close to bus route, hospital, public house and A38 transport links.

### How to find the property

Leave Mansfield via Chesterfield Road and at the traffic lights adjacent to the Rufford Arms turn left onto Abbott Road, continue up past Westfield Lane then take the next left onto Abbott Lea, follow the road round to the right then turn right onto Penrith Place and the property is on the right clearly marked by one of our signboards.

### Ground Floor

#### Porch

With double glazed door leading into the porch with a uPVC double glazed front door.



#### Hallway

Having a radiator, storage cupboard with triple sliding doors and identical overhead cupboards for optimum storage, doors leading off to bedrooms, kitchen and lounge,

#### Lounge

15'06" x 12'02"

With central heating radiator, uPVC double glazed window to the front, adam style fireplace housing the coal effect gas fire and central heating radiator.

#### Bedroom No. 1

12'01" x 10'01"

With a uPVC double glazed window to the rear, fitted treble wardrobes and central heating radiator.

#### Bedroom No. 2

12'03" x 10'02"

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

#### Bedroom No. 3

8'03" x 10'04"

With a uPVC double glazed door and side window, central heating radiator, serving hatch through to the kitchen and this bedroom is currently being used as a dining room.

#### Kitchen

13'05" x 9'06"

With a range of wall and base units, cupboards and drawers, breakfast bar, hob with extractor fan over, built in oven, space for a dryer, plumbing for a washing machine and uPVC double glazed window and door leading to the rear garden.

#### Bathroom

Having a shower cubicle housing a shower, wash hand basin, uPVC double glazed window to the rear, tiled walls and chrome heated towel rail.

#### Separate W.C.

Having a low flush w.c. and central heating radiator.

#### Outside

##### Gardens Front

The front garden is laid to lawn with a well maintained garden, driveway leading to double gates leading to a further driveway to the detached garage.

##### Detached Garage

Having an up and over door, lighting and electricity.

##### Gardens Rear

The rear garden is landscaped, fully enclosed with the summer house included in the sale, slabbed patio area, low maintenance pebbled area and mature rockery with plants, shrubs and flower.

