



31 Clifton Grove, Mansfield

£275,000 Freehold

- HUGE POTENTIAL ON THIS DETACHED HOME
- LARGER THAN AVERAGE PLOT WITH POTENTIAL
- TWO RECEPTION ROOMS & THREE BEDROOMS
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED
- EPC RATING: E



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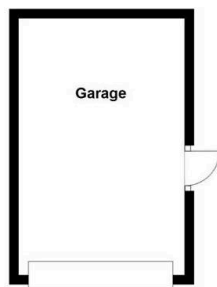
Outside

The property is situated on a substantial plot, offering tremendous potential for future extensions, subject to the necessary planning permissions. The front is bordered by a mature conifer hedge providing privacy, and there is a driveway with ample space to park several vehicles. A covered carport offers additional parking options, including potential storage space for a motorhome or caravan. The garage benefits from an up-and-over electric door, with power and lighting already installed, making it practical for a variety of uses. Gated access from the front of the property leads around to the rear garden. The rear garden is designed with low maintenance in mind, featuring paved patio areas that are perfect for outdoor seating and entertaining. Fenced and shrubbed boundaries ensure a high degree of privacy, making this space a peaceful retreat. With ample room for further expansion, this garden offers significant potential, subject to the necessary consents. Additional features include access to the garage via a pedestrian door, two useful outhouse storage areas, and the oil tank for the central heating system, which is also located in the rear garden. Gated access to both sides of the property provides convenient passage between the front and rear gardens.

Additional Information

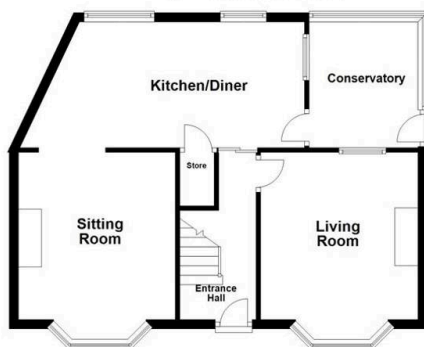
Tenure: Freehold, Council Tax Band: D, Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

Potential buyers are to be made aware that the property is oil central heating, but there is a gas supply to the property should you wish to convert to gas. The property was also underpinned around the early 1990's, and we are lead to believe all works needed were carried out. Which is not uncommon for this area.



Ground Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



First Floor

Approx. 46.6 sq. metres (502.1 sq. feet)



Total area: approx. 101.2 sq. metres (1088.9 sq. feet)

Whilst 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 and its measurements are for illustrative purposes only.
Plan produced using PlanUp.