





200 Eakring Road, Mansfield

£299,950 Freehold

LOVELY PLOT WITH PLENTY OF PARKING AND LANDSCAPED FRONT AND REAR GARDEN • POPULAR LOCATION CLOSE TO AMENITIES • VERSATILE WITH THREE BEDROOMS AND TWO BATHROOMS • BEAUTIFULLY PRESENTED DET DORMER BUNGALOW • LARGE ORANGERY MAKING A FABULOUS SECOND RECEPTION ROOM • MODERN DINING KITCHEN AND DOWNSTAIRS SHOWER ROOM • LOG BURNER IN THE STYLISH LOUNGE. EPC RATING: D















How to find the property

Take the Southwell Road A6191 out of Mansfield to the brow of the first hill and turn left into Carter Lane at the traffic lights by Fittapart, at the next set of traffic lights turn right into Eakring Road continuing for about half a mile where the property is then located on the right hand side.

Ground Floor

Entrance Hall

Accessed via a stylish composite door, there is a central heating radiator, stairs rising to the first floor with a useful under stairs storage cupboard, internal doors lead to the lounge, bedroom two and the dining kitchen

Living Room

Dimensions: 3.63m maximum x 4.19m to the bay (11'11" maximum x. beautiful decorated lounge having a bay uPVC double glazed window to the front of the property which provides the room with plenty of natural light, there is a inglenook style fireplace incorporating a multi fuel burner, which makes the centrepiece of this charming reception room, two built in cabinets providing storage, there is a central heating radiator, t.v. and power points.

Dining Kitchen

Kitchen Area

Dimensions: 2.92m x 3.00m (9'7" x 9'10"). A stunning high gloss kitchen with feature curved units which was installed March 2021. The modern kitchen comprises of a comprehensive range of wall and base units with down lighting to the wall units and circular kick board light for added effect. A roll edge worksurface houses a one and half bowl LAMANO sink and drainer unit with a flexi hose tap. Integral appliances includes a fridge, freezer, dishwasher, microwave and a free standing SMEG range cooker with a five ring gas hob will also be included within the sale, a fitted extractor above, modern tiled splashbacks, a heated towel rail, an arch way into the dining area and door to the utility space.

Dining Area

Dimensions: 3.02m x 3.00m (9'11" x 9'10"). Open plan from the archway in the kitchen there is continuation tiled flooring, an electric heater and space to comfortably seat at least six to eight people. The current owners make use of this area as a study and there are uPVC double glazed french doors which lead into the orangery.

Utility

Has a work surface, space and plumbing for a washing machine and space for a tumble dryer. There is a wall mounted boiler which was installed in 2021, a uPVC double glazed window to the side elevation, tiled flooring and a door leading to a downstairs shower room.

Downstairs Shower Room

A gorgeous walk in shower room which has really utilised this space fantastically well. Offering a mains fed shower with a fitted glazed shower screen, a wall mounted sink with a waterfall tap, low flush WC, heated towel rail and modern tiling to the walls & floor. Further benefits are spot lights to the ceiling, extractor fan and a UPVC double glazed window to the side aspect.

Orangery

Dimensions: 6.50m maximum x 3.86m (21'4" maximum x 12'8"). A superb size conservatory benefiting from uPVC double glazed windows and doors which provide views and access out to the landscapped garden. It benefits from recently being double glazed and a new solid roof. This room is a superb space to relax and also offers a solid roof, two central heating radiators, t.v. and power points which makes the room usable all year round. There is tiled flooring and space for both sofas and dining table and there are double glazed french doors leading into the dining area.

Bedroom No. 2

Dimensions: 4.17m maximum x 2.97m maximum (13'8" maximum x 9'9. reducing to 7'7". Having a bay uPVC double glazed window to the front which provides plenty of natural light, central heating radiator and power points.

First Floor

Redroom No. 1

Dimensions: 5.03m maximum x 3.53m (16'6" maximum x 11'7"). A good size master bedroom benefiting from eaves storage and fully fitted Sharps wardrobes and dresser drawer units, there is a uPVC double glazed window to the rear which overlooks the garden, spotlights to the ceiling, central heating radiator and power points.

Bedroom No. 3

Dimensions: 3.66m x 1.68m (12' x 5'6"). Having two uPVC double glazed windows to the rear overlooking the garden and providing plenty of natural light, there is a central heating radiator and power points.

Landing Area

Has a very useful fitted cupboard which provides hanging space and plenty of storage.

Bathroom

Comprises of a low flush w.c., a vanity sink unit with water fall tap, a corner style jacuzzi bath with fitted mixer shower head, there is a fitted unit with shelving ideal for towel storage, there is part tiling to the walls, fully tiled floor, a heated towel rail and a uPVC double alazed window to the side aspect.

Outside

Gardens Front

The property sits on a lovely plot with a low maintenance landscaped front, offering a sweeping driveway providing parking for several vehicles, plus a turn in pebbled area behind the stone boundary walls offers further parking space if you require. Gated access to the side of the property leads to the rear garden and log cabin.

Gardens Rear

The rear garden is a beautifully landscaped well maintained and manicured garden, consisting of a paved patio area, a stone wall with two steps which lead up to a spacious lawn area, beautifully kept boarders. There are fenced boundaries, a uPVC constructed shed which has power and is currently used as a greenhouse which is ideal for any keen gardener. There is also a new concrete base laid on which a log cabin sits measuring 15'9" x 7'11" offering a fantastic amount of storage space and potential for a hobby room or convert to a bar area. the log cabin is benefits from of having lighting and power socket installed with double doors opening out to the driveway. Access to the side of the property which provides further parking, access to the front and there is also an outside tap.

Further Information

Council Tax Band:

Tenure:Freehold

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk ther click mobile & broadband checker.





