



## 237 Nottingham Road, Mansfield

£235,000 Freehold

IMMACULATE TWO BEDROOM DETACHED BUNGLAOW • NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED •  
SPACIOUS LOUNGE & OPEN PLAN DINING KITCHEN • EPC RATING: D • EASILY MAINTAINED REAR GARDEN & AMPLE  
PARKING • LOCATED IN A VERY SOUGHT AFTER LOCATION



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
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**John Sankey**





## How To Find The Property

Take the Nottingham Road A60 out of Mansfield to the traffic light by High Oakahm school. Continue through the traffic lights then the property is located on the left hand side.

## Entrance Hall

Dimensions: 6.99m x 2.62m maximum (22'11" x 8'7" maximum). Step into a spacious and welcoming entrance hall through a UPVC double glazed door to the front. This delightful space serves as the gateway to the property's various accommodations. Practicality is taken care of with two storage cupboards offering convenient storage space. Furthermore there is loft access and a central heating radiator.

## Living Room

Dimensions: 6.07m x 3.61m (19'11" x 11'10"). Enter a generously sized lounge illuminated by dual aspect UPVC double glazed windows. This bright and airy space features two central heating radiators, providing warmth and comfort. The focal point of the room is a gas fire, adding both functionality and a touch of charm. The neutral decor complements the room's open feel, also benefitting from TV and power points.

## Dining Area

Dimensions: 3.86m x 3.05m (12'8" x 10').

## Dining/Kitchen

Dimensions: 3.86m maximum x 3.84m (12'8" maximum x 12'7"). Step into a functional open-plan dining kitchen adorned with wooden wall and base units. A sink and drainer unit with a mixer tap provide practicality, while accommodating space for a freestanding gas cooker and space & plumbing for a washing machine. The dining area seamlessly blends into this layout, creating an additional reception space where 6-8 people can comfortably dine. Originally the third bedroom, this transformed space now serves as the heart of the home, offering versatility and a welcoming atmosphere. Dual aspect UPVC double glazed windows flood the room with natural light, and a door grants access to the side of the property. A convenient cupboard houses the gas central heating boiler.

## Bedroom No 1

Dimensions: 5.36m x 3.76m (17'7" x 12'4"). A generously sized bedroom located at the rear of the property. A UPVC double glazed windows offers delightful views of the low-maintenance garden, this room is a haven of tranquility. There's a central heating radiator & power points.

## Bedroom No 2

Dimensions: 3.76m x 3.66m (12'4" x 12'). Another room of ample proportions in our opinion, perfectly situated at the rear of the property. This impressive double bedroom boasts a UPVC double glazed window offering views of the rear garden. Equipped with a central heating radiator and power points, this room provides a comfortable and private space.

## Shower Room

Dimensions: 2.62m x 2.39m (8'7" x 7'10"). Perfect for those seeking convenience and accessibility, the room features a mains-fed walk-in shower, low flush WC, and a practical pedestal sink with a mixer tap. The fully tiled floor and partial wall tiling enhance the aesthetics and functionality. A central heating radiator & UPVC double glazed window to the side aspect.

## Outside

A low-maintenance outdoor oasis with a paved driveway providing ample parking space at the front. The convenience extends to the side with additional paving leading to a garage featuring an up-and-over door. An outside tap adds practicality. Access the rear garden through a gated entry. The rear garden area is also thoughtfully designed with easy upkeep in mind, featuring paved surfaces, fenced boundaries, and a gate leading back to the front. Enjoy the simplicity of outdoor living.

## Additional Information

Tenure:Freehold

Council Tax Band: D

Mobile/Broadband Coverage Checker visit:

[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



## Ground Floor

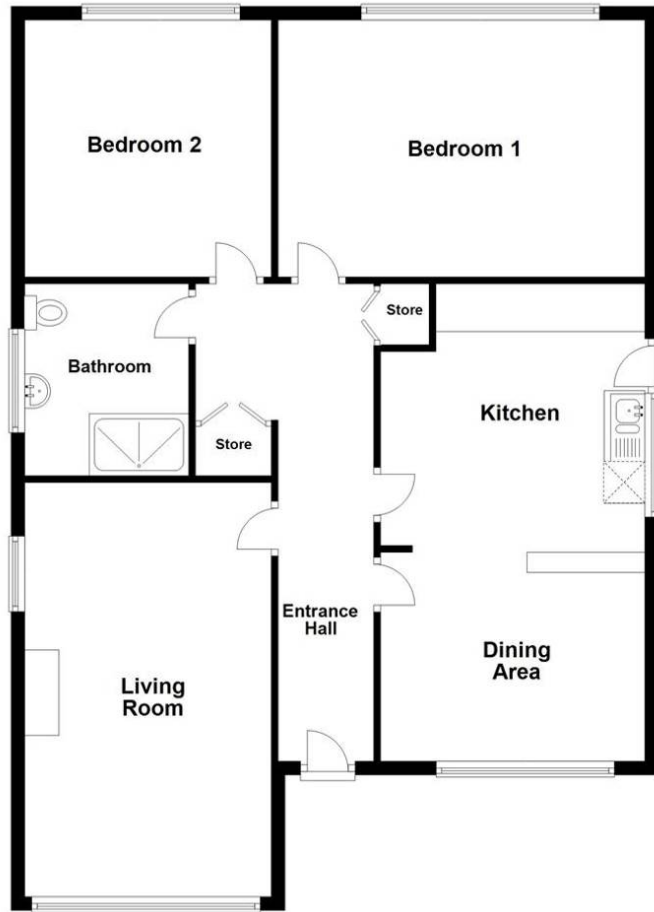
Approx. 105.4 sq. metres (1134.3 sq. feet)



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.

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