



John  
**Sankey**



John  
**Sankey**



John  
**Sankey**

## 75 Forest Road, Kirkby-In-Ashfield

Offers in the region of £420,000 Freehold

EPC RATING: D • DINING ROOM, EXTENDED LOUNGE AND DINING KITCHEN • FOUR BEDROOMS AND OFFICE AREA • STUNNING EXTENDED FAMILY HOME • BEAUTIFUL PLOT WITH DRIVE AND ENCLOSED PRIVATE GARDEN • LOCATED CONVENIENTLY FOR M1 MOTORWAY JUNCTION 27



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email: [enquiries@johnsankey.com](mailto:enquiries@johnsankey.com)

**John  
Sankey** 



## How to find the property

Enter Annesley from Mansfield via Derby Road and at the traffic lights adjacent to the Badger Box turn right onto Forest Road, continuing for approximately 500 yards where the property is then located on the left hand side clearly marked by one of our signboards.

## Ground Floor

### Entrance Hall

Accessed via a uPVC double glazed door welcomed by solid wood flooring with dog leg staircase which rises to the first floor, there are internal doors that lead to the downstairs w.c., kitchen, lounge and separate dining room, storage beneath the stairs, there is also a central heating radiator and power points.

### Downstairs W.C.

The downstairs w.c. proves very useful especially for a family comprising briefly of a low flush w.c., a sink unit with tiled splashbacks, a central heating radiator and cupboard providing cloaks storage.

### Dining Room

Dimensions: 3.71m max into bay x 3.63m (12'2" max into bay x 11'11"). A superb size dining room which would comfortably seat at least six to eight people having a coal effect victorian style gas fire centrepiece which sits as the central feature with oak surround, there is beautiful feature wood flooring, a uPVC double glazed bay window to the front aspect provides the room with plenty of natural light, there is a central heating radiator and power points.

### Extended Lounge

Dimensions: 3.71m x 3.63m (12'2" x 11'11"). Another fantastic size reception room perfect for both relaxing and entertaining having a dual multi fuel burner which sits as the central feature, there is coving to the ceiling with the extension measuring 8'1" x 11'8" and gives further space for seating or relaxation having vaulted skylight windows and uPVC double glazed french doors provide views and access out to the garden and again plenty of natural light to the room, there are three central heating radiators, an ample amount of power points and television point.

## Dining Kitchen

Dimensions: 5.26m x 3.91m (17'3" x 12'10"). The extended dining kitchen lends itself perfectly for entertaining equipped with a comprehensive range of modern wall and base units with integral appliances including a washing machine and dishwasher, a roll edge work surface houses a one and a half bowl sink and drainer unit with a mixer tap, there is a fitted extractor hood and space for a Rangemaster free standing cooker (this is negotiable subject to offer) along with space for an American style fridge with plumbing for the water supply (the fridge freezer is also negotiable subject to an agreeable offer), there is tiled flooring which continues to the dining area where you will vaulted skylights flooding the room with plenty of natural light and uPVC double glazed french doors again provide views and access to the garden, there are an ample amount of spotlights to the ceiling, there are two central heating radiators, television and power points.

## First Floor

### Bedroom No. 1

Dimensions: 3.81m maximum into bay x 3.63m (12'6" maximum into bay x 11'11"). This superb size light and airy double room benefitting from a uPVC double glazed bay window to the front aspect providing the room with plenty of natural light, furthermore there is a range of fitted bedroom furniture including fitted wardrobes and dresser drawer units which will be included within the property sale, there is a central heating radiator, coving to the ceiling and power points.

### Bedroom No. 2

Dimensions: 3.68m x 3.63m (12'1" x 11'11"). Another superbly proportioned double bedroom with a uPVC double glazed window which enjoys views to the rear garden and over the local area, there is a central heating radiator, coving to the ceiling and power points.

## Walk Through Study

Dimensions: 3.89m x 2.64m maximum (12'9" x 8'8" maximum). This space was created after the extension to the side of the property approximately ten years ago and has now been cleverly utilised as a home office area which is very practical especially for those who now work from home. The space itself does offer versatility as it could further be used as a child's play area. There is a uPVC double glazed window to the rear aspect again overlooking the rear garden and the local area, there is a central heating radiator, television and power points and an open arch towards the further two bedrooms.

## Bedroom No. 3

Dimensions: 4.17m x 3.00m (13'8" x 9'10"). The third bedroom is yet again an impressive sized double bedroom in our opinion, there are fitted wardrobes with sliding doors, a uPVC double glazed window to the front aspect provides the room with plenty of light, there is a central heating radiator, spotlights to the ceiling, an ample amount of power points and a television point.

## Bedroom No. 4

Dimensions: 3.02m x 2.49m (9'11" x 8'2"). The fourth bedroom is a very generous bedroom having a uPVC double glazed window overlooking the rear garden, central heating radiator, television and power points with spotlights to the ceiling.

## Landing Spaces

Dimensions: 2.79m x 1.98m (9'2" x 6'6"). The property benefits from two lofts both of which have pull down loft ladders, one is boarded for storage while the other benefits from a desk area and a skylight window, power and lighting and has previously been utilised as a hobby room by the current owners. There is also a doorway which leads into further storage space which we are sure will prove very useful for any prospective purchaser.

## Bathroom

Comprises of a modern four piece suite which comprises briefly of a low flush w.c., a vanity style sink unit with mixer tap with fitted cupboards both below and above, there is a panelled bath and a separate mains fed shower cubicle with bi folding glazed door, there are fully tiled walls and tiled flooring, a feature circular chrome heated towel rail, spotlights to the ceiling and a cleverly designed light tunnel providing natural light and an inset mirror.

ceiling and a cleverly designed light tunnel providing natural light and an inset mirror.

## Outside

### Gardens Front

The property occupies a stunning plot with a brick boundary wall with double gates leading to a paved driveway which in itself provides parking comfortably for several vehicles, there is also a pebbled drive to the side which is perfect for motor home or caravan storage, there are dug out borders with shrubs planted, there is gated access to one side of the property which in turn leads to the rear garden and there is also a garage.

### Garage

Dimensions: 5.59m x 4.22m (18'4" x 13'10"). The garage is bigger than the average garage benefitting from a remote controlled electric up and over door, a sink unit, power, lighting, a composite double glazed door leads out to the rear and the gas central heating boiler is also located here.

### Gardens Rear

The south facing rear garden is simply stunning and is exceptionally private having a sprawling raised patio area perfect for seating enjoying those summer evenings, there are steps with spot lighting which lead down to a sprawling lawn perfect for children to play along with dug out borders with an array of shrubs and trees planted including fruit trees such as apples and pears, there is also a pergola area with power, furthermore to the patio area itself there are external power sockets, two sheds which will be included within the property sale and a barbecue chiminea which is also to be included.

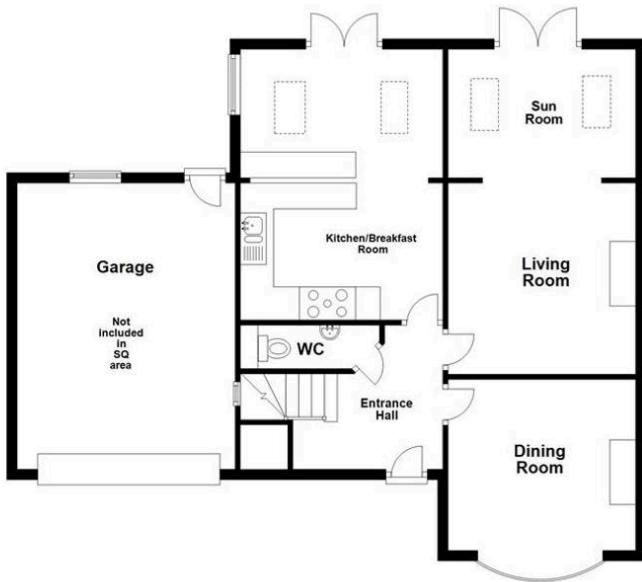
### Additional Information

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.

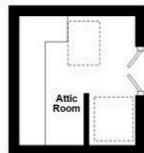
**Ground Floor**  
Approx. 92.2 sq. metres (992.8 sq. feet)



**First Floor**  
Approx. 72.3 sq. metres (777.9 sq. feet)



**Second Floor**  
Approx. 5.6 sq. metres (60.6 sq. feet)



Total area: approx. 170.1 sq. metres (1831.3 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.

You can include any text here. The text can be modified upon generating your brochure.



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey** 50 YEARS