





26 Allington Drive, Mansfield

£275,000 Freehold

SPACIOUS LOUNGE/DINING ROOM • THREE BEDROOMS WITH EN-SUITE AND BATHROOM • WELL PRESENTED DETACHED

BLINGALOW • NELTRALLY DECORATED THROUGHOLT • LOVELY REAR GARDEN DRIVEWAY & GARAGE • EPC RATING: C















How to find the property

Leave Mansfield via Chesterfield Road South to the traffic lights by The Rufford Arms public house. Then turn left onto Abbott Road, continue up and take the next left onto Abbott Lea, follow the road round to the right to the top and turn left and this becomes Allington Drive and the property is on the left turning left up the cul-de-sac on the right hand side and can be identified by our for sale board.

Entrance Hall

Dimensions: 1.91m x 1.47m (6'3" x 4'10"). The entrance hall is accessed through a UPVC double-glazed door and provides a welcoming introduction to the home. The space is well-maintained with neutral décor, setting the tone for the rest of the property. Two practical storage cupboards are located here, one of which houses the water tank. Internal doors lead to all areas of the accommodation, and a central heating radiator ensures warmth and comfort.

Living/Dining Room

Dimensions: 4.75m x 3.58m (15'7" x 11'9"). The lounge is a spacious and light-filled room that easily accommodates a dining table, making it a versatile space for both relaxation and entertaining. The gas fire centrepiece adds warmth and serves as a charming focal point. Two central heating radiators ensure the room is cosy in cooler months, while a TV point and ample power points are also available. A sliding UPVC double-glazed patio door opens out to the rear garden, flooding the room with natural light and offering easy access to the outdoors. An internal door leads directly into the kitchen.

Kitchen

Dimensions: 3.30m x 3.02m (10'10" x 9'11"). The kitchen is a functional space, featuring a range of wall and base units complemented by tiled splash backs. The work surface includes a one-and-a-half bowl sink and drainer unit with a mixer tap, a four-ring gas hob with an oven beneath, and an extractor hood above. A UPVC double-glazed window to the rear aspect allows natural light to fill the room, and a door provides direct access to the rear garden. The space also benefits from a central heating radiator.

Bedroom No. 1

Dimensions: 3.58m x 3.12m (11'9" x 10'3"). Bedroom one is a generously sized double bedroom featuring a UPVC double-glazed window to the front aspect that brings in plenty of natural light. Fitted wardrobes span one wall, offering excellent storage solutions without compromising space. The room is complete with a central heating radiator. The point power points and a

Bedroom No. 2

Dimensions: 3.12m maximum x 3.02m (10'3" maximum x 9'11"). Bedroom two is another comfortable double bedroom, benefiting from a UPVC double-glazed window to the front aspect that allows natural light to fill the room. It is equipped with a central heating radiator and power points.

Bedroom No. 3

Dimensions: 2.79m x 2.08m (9'2" x 6'10"). Bedroom three is a well-proportioned room in our opinion that serves as a versatile space, potentially suitable as a guest room, office, or child's bedroom. A UPVC double-glazed window to the side aspect provides ample natural light, while a central heating radiator and power points complete the room.

Bathroom

The family bathroom features a three-piece suite, including a low flush WC, a pedestal sink, and a panelled bath with a mixer shower attachment. The walls are partially tiled and a UPVC double-glazed window to the side aspect brings in natural light. A central heating radiator ensures comfort.

Outside

The front of the property offers a driveway providing off-road parking, along with a brick-built garage featuring an up-and-over door and lighting. A pleasant front lawn adds curb appeal, while gated access leads to the rear garden. The rear garden is a lovely size, primarily laid to lawn, and enclosed by fenced boundaries. There is convenient access to both sides of the property, an outdoor tap, and a pedestrian rear door into the garage, making it a perfect setting for hosting gatherings or entertaining guests.

Additional Information

Tenure: Freehold Council Tax Band: C Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. The property is accessed via a private drive which we are led to believe any maintenance/up keep costs are the responsibility of all residents who benefit from this.

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