



## 42 Marlborough Road, Mansfield

£240,000 Freehold

EXTENDED DETACHED FAMILY HOME • THREE BEDROOMS, NO UPWARD CHAIN • LOVELY SIZED LIVING ROOM FLOWING INTO A CONSERVATORY • UTILITY, PLUS THE ADDED BENEFIT OF A DOWNSTAIRS WET ROOM • EARLY VIEWING HIGHLY RECOMMENDED, EPC RATING: D



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

**John Sankey**











## Outside

The property benefits from a paved driveway providing off-road parking for two cars, alongside a lawned garden with dug-out borders. A well-enclosed and landscaped garden, featuring a paved patio seating area—ideal for outdoor entertaining. Further dug-out borders and an additional seating area at the top of the garden provide extra space to enjoy. The shed is included within the property sale.

## Additional Information

Tenure: Freehold

Council Tax Band: C

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





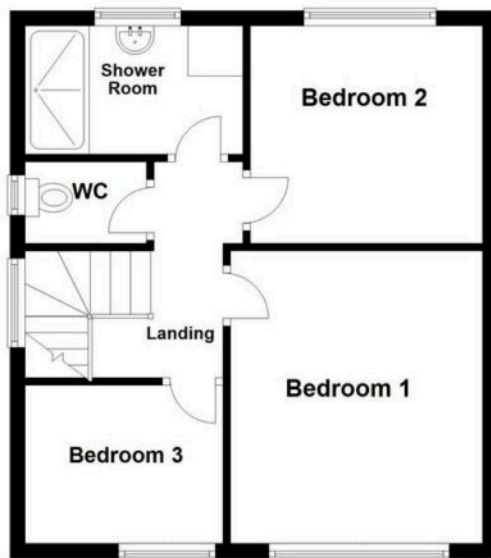
### Ground Floor

Approx. 58.7 sq. metres (631.5 sq. feet)



### First Floor

Approx. 41.9 sq. metres (450.6 sq. feet)



Total area: approx. 100.5 sq. metres (1082.1 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.

These brochures are produced as a guide only. The floor plan produced and the measurements are not to be used for furnishing purposes and are approximate.



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