



## 12 Stone Bank, Mansfield

Offers in excess of £200,000 Freehold

Beautifully presented semi detached house • Three generous bedrooms • Lounge and dining kitchen • Driveway and garage • Sought after location • Close to local shops and bus route • Viewing essential, EPC rating C



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**John Sankey**







### **How to find the property**

Leave Mansfield via the A60 Nottingham Road continue and at the traffic lights turn left onto Berry Hill Lane over the mini roundabout, at the next set of traffic lights turn left onto Kings Walk, left again taking the first exit at the second roundabout onto Stone Bank and the property is on the right hand side clearly marked by one of our signboards.

### **Hallway**

With radiator, double glazed window to the side, stairs rising to the first floor and door leading into the lounge.

### **Lounge**

With a television point, coving to the ceiling, radiator and double glazed window to the front of the property.

### **Kitchen diner**

Recently refitted with a range of wall and base units, cupboards and drawers in a contemporary high gloss cream, inset stainless sink with drainer and mixer taps, tiled splashbacks, integrated oven, hob with extractor fan over, space for a fridge freezer, plumbing for a washing machine, wall mounted central heating boiler, central heating radiator, double glazed window to the rear, double glazed door leading to the rear garden and door through to the garage.

### **Downstairs Wc**

With low flush w.c., wall mounted wash hand basin, tiled splashback, central heating radiator, double glazed window to the rear and central heating radiator.

### **Stairs and landing**

With access to the loft and built in storage cupboard with shelving.

### **Bedroom One**

With fitted storage cupboard, built in cupboard and a range of modern fitted wardrobes with hanging rail, double glazed window to the front and central heating radiator.

### **Bedroom Two**

With a double glazed window to the front and central heating radiator.

### **Bedroom Three**

With a radiator and double glazed window to the rear of the property.

### **Family Bathroom**

Having a three piece suite in white comprising of a bath with shower over, pedestal wash hand basin, low flush w.c., part tiled walls, central heating radiator, extractor fan and uPVC double glazed window to the rear of the property.

### **Additional Information**

Tenure: Freehold Council Tax Band: B  
Mobile/Broadband Coverage Checker  
visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click  
mobile & broadband checker.



## Externally

To the front of the property there is a driveway leading to the single integral garage, there is a pathway giving access to the side and to the rear garden. The rear garden is fully enclosed and laid to lawn.

## Garage

With power and lighting, up and over door and pedestrian door through to the house.

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Approx. 30.7 sq. metres (330.1 sq. feet)



Approx. 40.2 sq. metres (432.9 sq. feet)

