



66 Laurel Avenue, Forest Town

Guide Price £145,000 - £150,000 Freehold

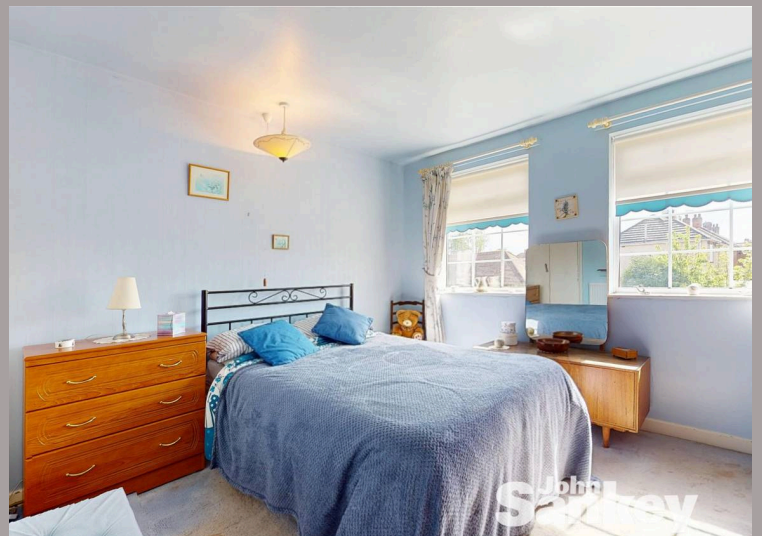
A WELL LOVED SEMI-DETACHED HOME • CLEAN & TIDY ACCOMMODATION THROUGHOUT • THREE BEDROOMS & TWO RECEPTION ROOMS • CLOSE TO LOCAL AMENITIES • NO UPWARD CHAIN, VIEWING HIGHLY RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
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Entrance Hall

Accessed via a UPVC double glazed door, the welcoming entrance hall offers a warm first impression. Stairs rise to the first floor, and internal doors lead through to the lounge and kitchen. A central heating radiator completes the space.

Living Room

12' 9" x 12' 7" (3.89m x 3.84m)

A bright and comfortable reception room, featuring a UPVC double glazed bay window to the front aspect which floods the room with natural light. There is an electric fire providing a charming focal point, along with a central heating radiator, TV point, power points, and a built-in shelving unit for added practicality.

Dining Room

11' 2" x 9' 10" (3.40m x 3.00m)

This versatile second reception room can be used as a formal dining space or a cosy secondary lounge depending on your needs. Double glazed sliding patio doors open out to the rear garden, while two central heating radiator, an electric fire and open access to the kitchen .

Kitchen

11' 5" x 7' 9" (3.48m x 2.36m)

The kitchen is fitted with a range of wall and base units, complemented by a work surface that houses a stainless steel sink and drainer unit with mixer tap. Included in the sale are a freestanding gas cooker and fridge—an excellent bonus for first-time buyers. An under-stairs pantry cupboard provides handy storage, while dual aspect UPVC double glazed windows ensure the space remains bright. A door leads into the rear porch, and an open archway connects the kitchen to the dining room.

Rear Porch & W.C.

The rear porch offers access to both the front and rear gardens. It includes a walk-in storage room with power point, and a convenient downstairs WC with tiled walls. A UPVC double glazed door leads directly into the kitchen.

First Floor

Bedroom No. 1

12' 7" x 11' 3" (3.84m x 3.43m)

A generous double bedroom located at the front of the property. This room features a fitted wardrobe, two UPVC double glazed windows for ample natural light, a central heating radiator, and power points.

Bedroom No. 2

11' 3" x 9' 10" (3.43m x 3.00m)

Set to the rear of the home, this well-proportioned bedroom also benefits from two UPVC double glazed windows that provide pleasant views over the garden and beyond. There is also a central heating radiator and power point.

Bedroom No. 3

8' 8" x 7' 8" (2.64m x 2.34m)

A single bedroom with a UPVC double glazed window to the front, a fitted storage cupboard, central heating radiator, and power point.

Bathroom

The family bathroom includes a pedestal wash basin, panelled bath with electric shower over, and half tiled walls. Dual aspect UPVC double glazed windows brighten the room, while a central heating radiator and fitted airing cupboard—housing the gas central heating boiler (installed approximately two years ago)—offer practicality.

Separate W.C.

Low flush WC and UPVC double glazed window to the side aspect.

Outside

The front of the property is enclosed with fencing and a pedestrian gate, providing access to the main entrance. A lawned garden sits to the front, offering potential to create off-road parking, as seen in neighbouring properties. To the side, a shared path leads to a useful brick-built storage outhouse. The rear garden is a well-sized and thoughtfully landscaped outdoor space, featuring paved patio seating areas, stone borders, a lawn with mature shrubs and trees, and a garden shed which will be included in the sale. There is also an outside tap for convenience.

Additional Information

Tenure: Freehold

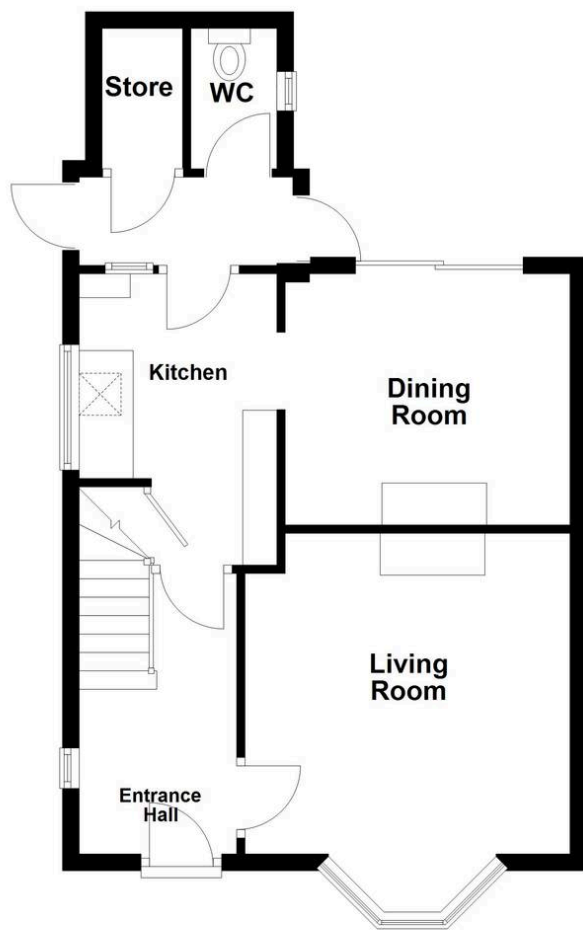
Council Tax Band: A

Mobile/Broadband Coverage Checker visit:
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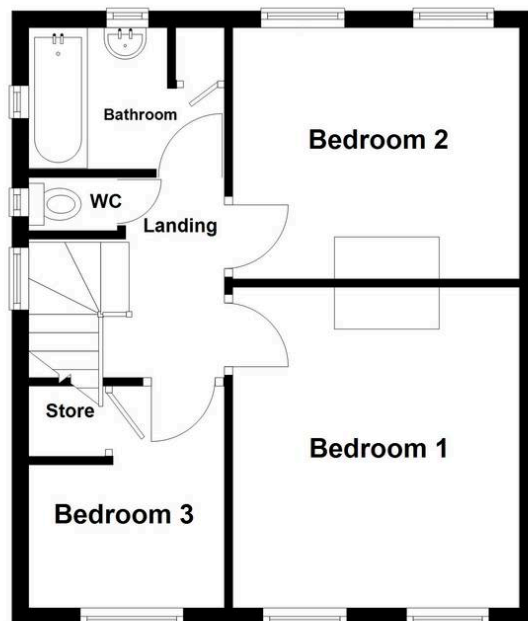
Ground Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



First Floor

Approx. 40.6 sq. metres (437.1 sq. feet)



Total area: approx. 88.1 sq. metres (948.3 sq. feet)

These brochures are produced as a guide only. The floor plan and measurements are not to be used or relied upon for furnishing or any other purposes and are approximate.



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