



## 60 Southwell Road West, Mansfield

£240,000 Freehold

SPACIOUS EXTENDED SEMI-DETACHED HOME • TWO GARAGES, LOUNGE, DINING AREA & CONSERVATORY • CLOSE TO MANSFIELD TOWN CENTRE & LOCAL BUS SERVICES • LARGER THAN AVERAGE PLOT WITH PLENTY OF PARKING • EARLY VIEWING ESSENTIAL, EPC RATING: D



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**John Sankey**  
50 YEARS





## Outside

The front of the property benefits from a driveway providing off road parking for several vehicles as there is also an area to the side with an electric gate leading round to the rear garden which again offers further parking space but would also be ideal for a motor home or caravan. As the property occupies a spacious plot and the rear is an absolute delight having a lawned garden and mature shrubs and trees planted and a spacious paved patio area ideal for those summer evenings. As the garden faces south west therefore benefits from the sun for the majority of the day. As before mentioned there are electric gates leading from the front with a large amount of hard standing for further vehicles and there is also a large garage/workshop area with phase 3 electrics installed and a pit for car maintenance. Therefore this space alone would be ideal for anybody in a trade or who enjoys tinkling with cars. There is also a ramp which is not included within the property sale but is available subject to negotiations. There is also an electric roller door.

## Integral Garage

The integral garage benefits from an electric up and over door, power, lighting and space to park a car. This room again does offer scope subject to relevant permissions to convert to further living space as it is integral from the kitchen.

## 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.



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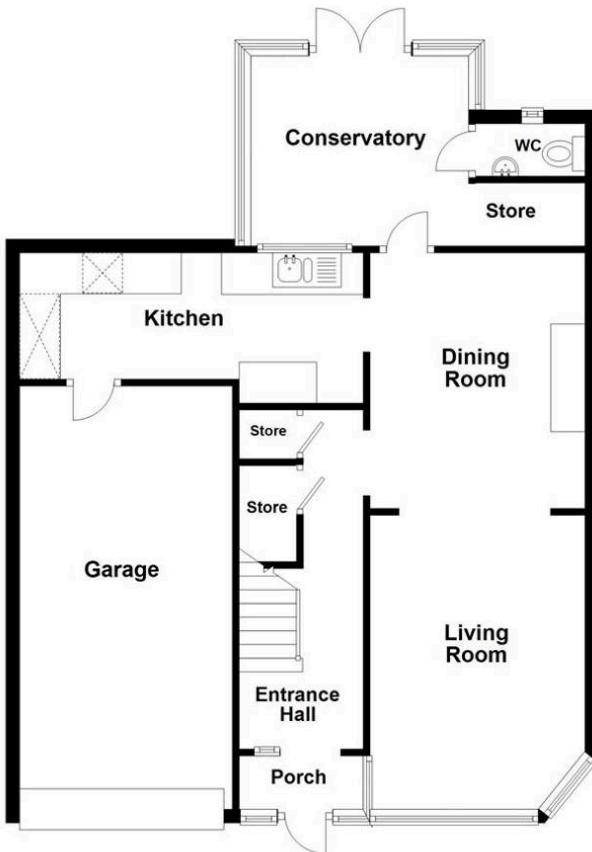
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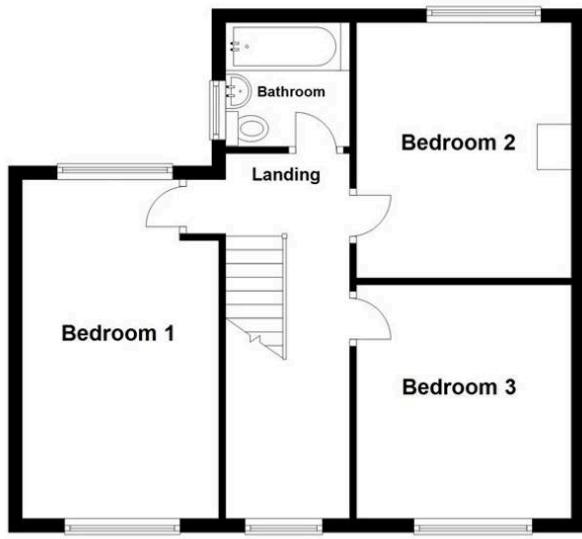
## Ground Floor

Approx. 59.0 sq. metres (635.0 sq. feet)



## First Floor

Approx. 51.9 sq. metres (558.6 sq. feet)



Total area: approx. 110.9 sq. metres (1193.6 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.



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