



## 45 Marlborough Road, Mansfield

£225,000 Freehold

Beautifully Presented on very well maintained plot • Semi Detached With Three Bedrooms • Spacious Lounge Diner • Sought After, Popular Residential Area • Close To Amenities, Schools, M1/A38 Transport Links and Bus Route • EPC RATING: C



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**John Sankey**





### **Entrance Hall**

A welcoming entrance to the home, allowing access to upstairs and the downstairs living area. It features an understairs storage room, central heating radiator and power points.

### **Lounge/Diner**

22' 6" x 10' 11" (6.87m x 3.34m)

A spacious lounge with a feature gas fire, coved ceiling, and attractive UPVC bay window. Includes central heating radiators, wall-mounted lighting, and ample space in the dining area to seat up to six. This space also features a sliding door, connecting both indoor and outdoor living.

### **Kitchen**

9' 4" x 9' 5" (2.84m x 2.88m)

Fitted with a range of wall and base units, tiled splashback, extractor fan, and stainless steel sink. Offering plentiful power points, space for multiple appliances, a UPVC double-glazed window overlooking the rear garden, and rear access door.

### **First floor**

#### **Bedroom No 1**

12' 10" x 11' 1" (3.90m x 3.37m)

A well-proportioned double bedroom featuring a built-in wardrobe, a large PVC double-glazed window that fills the space with natural light, central heating radiator, and convenient power points.

#### **Bedroom No 2**

10' 0" x 9' 5" (3.05m x 2.88m)

Another generous double bedroom, complete with a UPVC double-glazed window overlooking the rear garden, central heating radiator, and power points.

#### **Bedroom No 3**

8' 6" x 6' 11" (2.59m x 2.10m)

A versatile bedroom with a UPVC double-glazed window, central heating radiator, and power points. Currently used as a bedroom, but equally ideal as a home office, study, or nursery.

#### **Bathroom**

A modern family bathroom offering a full-sized bath, vanity sink, and walk-in electric shower. Finished with floor-to-ceiling tiling, a central heating radiator, and a UPVC double-glazed window.

#### **WC**

An additional separate WC with tiled walls, low flush wc, and UPVC window.



### Garage

The Features an up and over door along with a side window. It offers ample storage and adds to the practicality of this home. it also features a work room that id accessed through a UPVC door and features power points and lighting.

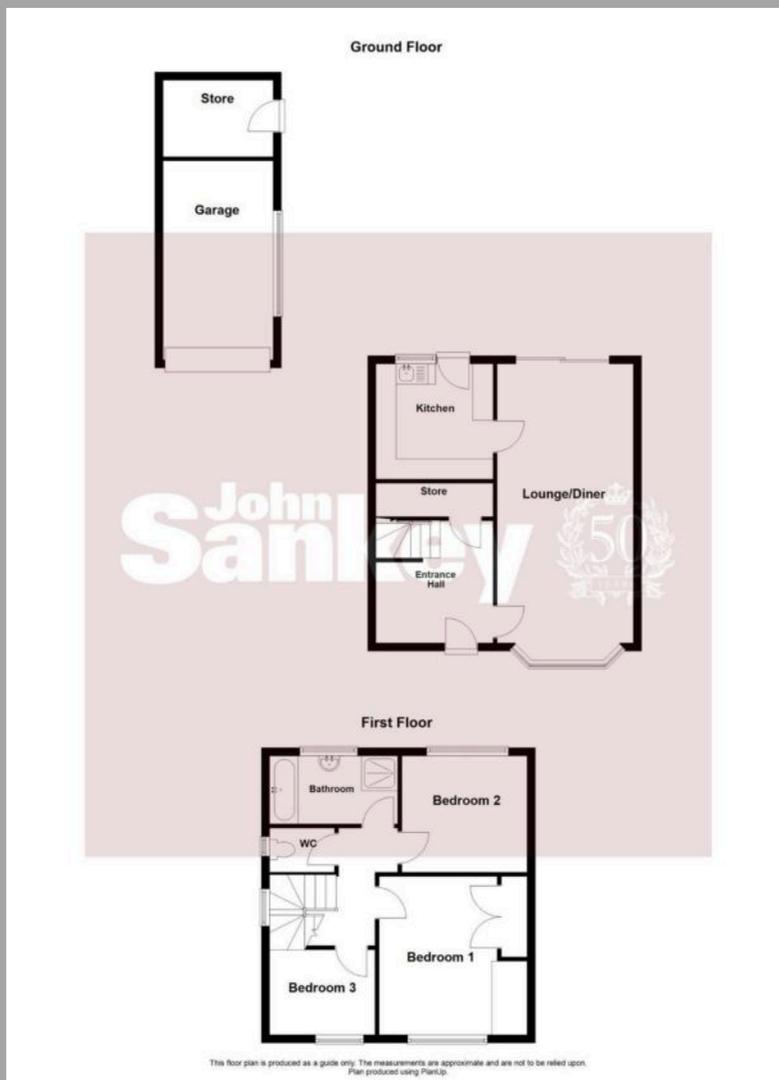
### Outside

The front of the property offers a lawned area boarded by a low lying wall and shrubbery. A drive offers off road parking and leads down the side of the property to the garage and rear garden. The rear garden provides a perfect blend of functionality and charm, with a patio area ideal for outdoor dining and entertaining. Steps lead down to a lawned area bordered with mature shrubs and plants, while a decked seating area sits at the bottom of the garden.

### 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. The property also has a loft space that is boarded and includes power points and a upvc double glazed window, making it an ideal space for storage. Potential purchases need to be aware that behind the property that is currently a development of new housing with more information being found on the Mansfield planning portal number 2025/0711/NMA





The floorplan and measurements are to be used as a guide and are not to be relied upon for furnishing or any other purposes.



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