



30 Perlethorpe Avenue, Mansfield

NO UPWARD CHAIN £274,000 Freehold

LINK DETACHED HOUSE IN SOUGHT AFTER LOCATION • THREE GENEROUS BEDROOMS • LARGE LOUNGE DINER AND SITTING ROOM. EPC RATING: D • WELL MAINTAINED LANDSCAPED PICTURESQUE REAR GARDEN • DRIVEWAY AND GARAGE • CLOSE TO SCHOOLS, AMENITIES, CUL-DE-SAC LOCATION • NO ONWARD CHAIN



41 Albert Street, Mansfield, NG18 6AN
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John Sankey





Entrance Hall

A welcoming entrance hall with fitted storage, coved ceiling, central heating radiator and power points, making it a bright and airy entrance to the home.

Dining Room

11' 5" x 9' 8" (3.48m x 2.95m)

The dining area features a UPVC double glazed bay window, coved ceiling, central heating radiator, and power points, with seating for up to six people. It seamlessly blends into the lounge, creating a sociable and versatile space.

Lounge

13' 1" x 10' 5" (3.99m x 3.18m)

A cosy living space featuring a mantelpiece with an electric fire, coved ceiling, central heating radiator, and power points. Sliding doors connect the lounge to the sitting room, enhancing the flow between the indoor living areas.

Sitting Room

9' 9" x 4' 9" (2.97m x 1.45m)

A bright and airy additional living space with a UPVC double glazed window, central heating radiator, and power points, with access leading to the rear garden.

Kitchen

15' 9" x 6' 9" (4.80m x 2.06m)

This well-equipped kitchen is fitted with a range of wall and base units, housing an integrated oven, hob, extractor fan, fridge freezer, and sink. There is space for additional appliances, a tiled splashback for ease of maintenance, coved ceiling, a UPVC double glazed window, and a side door filling the room with natural light. A central heating radiator, power points, and a convenient understairs pantry complete the space.

First Floor

Bedroom No 1

12' 9" x 10' 4" (3.89m x 3.15m)

A generously sized double bedroom with central heating radiator, coved ceiling, power points, and a UPVC double glazed window filling the room with natural light.

Bedroom No 2

10' 5" x 10' 0" (3.18m x 3.05m)

A second double bedroom with coved ceiling, wall-mounted lighting, central heating radiator, power points, and a UPVC double glazed window overlooking the rear garden.

Bedroom No 3

8' 8" x 7' 1" (2.64m x 2.16m)

A versatile bedroom featuring a central heating radiator, coved ceiling, power points, and a UPVC double glazed window. This space could also be utilised as a home office or nursery.

Bathroom

Featuring tiled walls from floor to ceiling, a bath with mains-fed shower, low flush WC, and a pedestal sink with mixer tap. It also includes a heated towel rail and two UPVC double glazed windows.

Garage

24' 3" x 9' 5" (7.39m x 2.87m)

A practical and generously sized garage with an up-and-over door, two recently fitted UPVC double glazed windows, power points, and lighting. It also features an integral shed accessed from the garden providing further convenience.

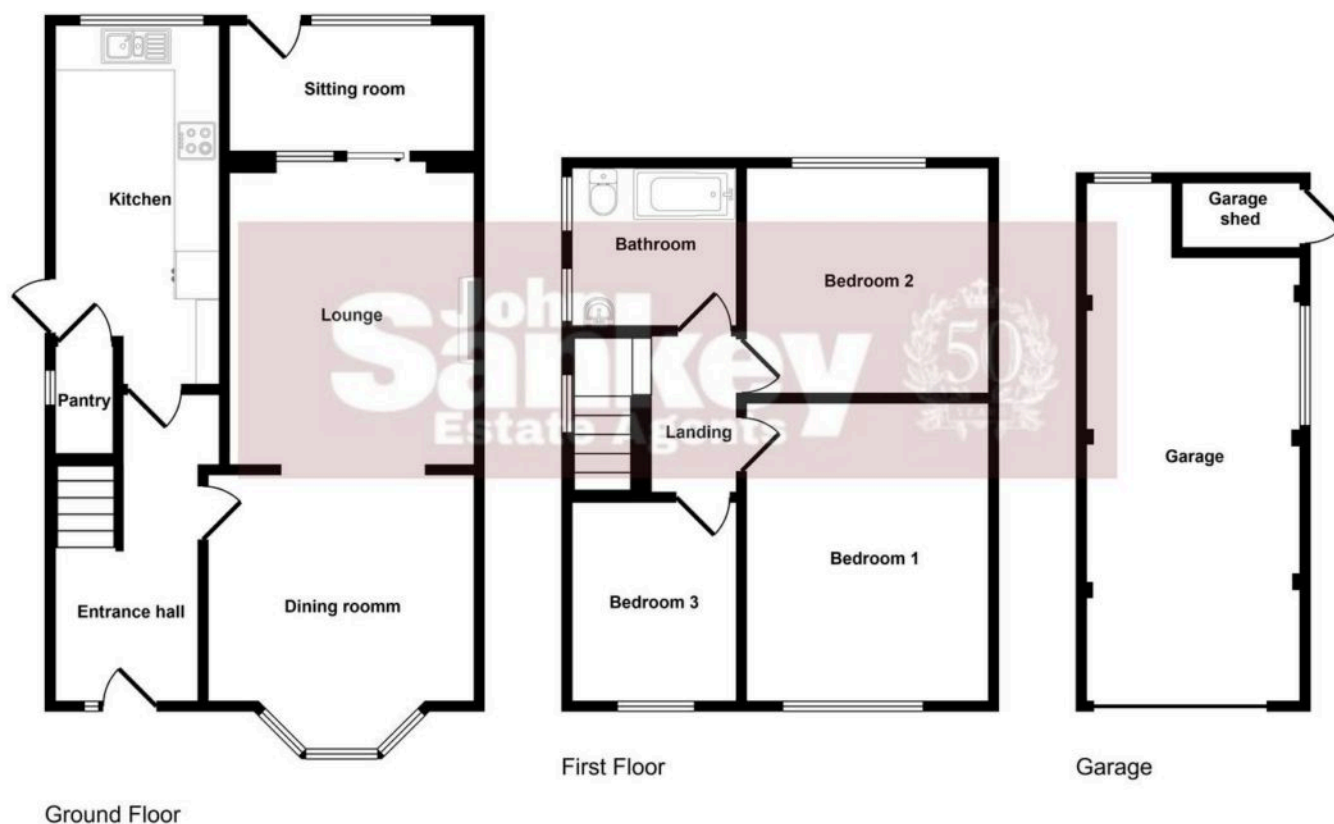
Outside

The front of the property features a low-maintenance garden bordered by shrubbery and a low lying brick wall for character. A driveway provides off-road parking and continues down the side of the property through gated access. The rear garden offers a patio area with an electronic awning, perfect for outdoor dining and entertaining. A well-kept lawn stretches the garden, bordered by flower beds and mature shrubbery. A second patio area features a covered gazebo and an insulated summer house with power provides further outdoor living options, making this a beautiful and relaxing retreat.

Additional Information

Tenure: Freehold Council tax band:C Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. -New roof in 2018/19 -new soffits & fascia's in 2023 -New windows in 2022 -New kitchen door in 2024 -new garage windows in 2023/24





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate. Situated in a highly desirable area, this three-bedroom link-detached property offers generous living space, excellent practicality, and a range of versatile features—making it an ideal choice for a growing family.

On entering, you are welcomed by a bright and airy entrance hall leading into the dining room, which flows seamlessly into the cosy lounge. An additional sitting area overlooks the rear garden and provides direct access outside, while the well-equipped kitchen with useful understairs pantry completes the ground floor.

The first floor hosts two generously sized double bedrooms and a third bedroom that could be used as a nursery or home office, enhancing the property's flexibility. A modern family bathroom serves all bedrooms.

Externally, the home benefits from a low-maintenance front garden and driveway providing off-road parking. The driveway continues through gated access along the side of the property, leading to a garage with an up-and-over door and an additional storage room. The rear garden is designed for relaxation and entertaining, featuring sheltered patio areas and an insulated summer house with power, creating a versatile outdoor retreat.

Overall, this well-situated home combines comfort, practicality, and charm—perfect for a family looking to upsize while enjoying the convenience of nearby amenities.



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