



## 27 Chester Street, Mansfield, Nottinghamshire NG19 6NJ

**Guide Price £140,000 to £150,000**

\* GUIDE PRICE £140,000 TO £150,000 \* This delightful THREE BEDROOMED Semi Detached property has so much to offer. From the well presented and spacious interior which briefly comprises of an entrance hall, a fantastic size lounge/dining room with a feature multi fuel burner providing extra heat on those cold winter nights, a conservatory with under floor heating provides further space to relax and a modern kitchen with integral appliances completes the ground floor. The first floor has three bedrooms and a four piece family bathroom suite with a separate shower. The property continues to impress on the outside with parking for at least two to three cars, a GARAGE with power and lighting and a pleasant rear garden with small pond and water feature. The property benefits from GAS CENTRAL HEATING and UPVC DOUBLE GLAZING.

Chester Street is located within close proximity to local shops, bus services, schools and amenities of Mansfield town centre and whether you are a first time buyer or upsizing this property is really worth a look.



## How to find the property

Take the Chesterfield Road South out of Mansfield continuing past the Mansfield District Council offices eventually taking a left turn into Marlborough Road, continue to the bottom of Marlborough Road where you will turn right into Fairholme Drive, following Fairholme Drive until taking the second left turn into Chester Street where the property is eventually located on the left hand side clearly marked by one of our signboards.

## Ground Floor

### Entrance Porch

Accessed via a uPVC double glazed door with windows to the side which provide plenty of natural light with an internal door leading into the main entrance hall.

### Entrance Hall

Has a uPVC double glazed to the side elevation which provides the room with plenty of natural light, there is a central heating radiator, laminate floor covering, stairs rise to the first floor with an understairs storage space which houses the electrical consumer unit and meters and has shelved storage and internal doors lead to the lounge/dining room and kitchen.

### Lounge/Dining Room

24'2" max x 11'2" max reducing to 9'2" (7.37m max x 3.40m max reducing to 2.79m)

A fantastic size main reception area having a multi fuel burner sitting as the central feature with wooden pelmet above sitting on a stone hearth, there is a uPVC double glazed window to the front of the property which provides the room with plenty of natural light, there are two central heating radiators, an ample amount of power points and television point. The dining area would comfortably seat at least six people and has uPVC double glazed patio doors which lead out into the conservatory.

## Lounge/Dining Room Second Picture



## Lounge/Dining Room Third Picture



## Lounge/Dining Room Fourth Picture





## Conservatory

12'4" x 10' (3.76m x 3.05m)

A fantastic size uPVC double glazed conservatory which provides a superb space to relax having tiled flooring with under floor heating and uPVC french doors which provide views and access out to the rear garden, there are also power points and ceiling fan with light.



## Kitchen

10'7" to the doorway x 7'9" (3.23m to the doorway x 2.36m)

The kitchen offers a range of wall and base units, cupboards and drawers with integral appliances including a washing machine and dishwasher, a roll edge work surface houses a four ring gas hob with Moffat extractor above over, a sink and drainer unit with a mixer tap and detachable shower hose, there is an eye level oven with integral Hotpoint microwave above, there is laminate flooring, uPVC double glazed window to the rear elevation looks out to the garden and a uPVC door to the side provides access to the drive and round to the rear garden.



## Kitchen Second Picture



## Kitchen Third Picture



## First Floor

### Bedroom No. 1

12'9" x 10' maximum (3.89m x 3.05m maximum)

A good sized double bedroom having a uPVC double glazed window to the front aspect, central heating radiator, television and power points.





### Bedroom No. 1 Second Picture



### Bedroom No. 2

11'1" x 10'1" (3.38m x 3.07m)

Another good sized double bedroom having a uPVC double glazed window overlooking the garden, a central heating radiator, Virgin Media point and power points.



### Bedroom No. 2 Second Picture



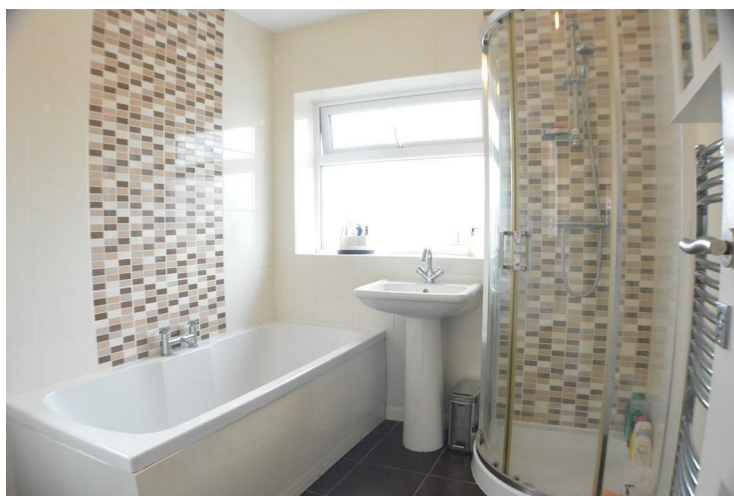
### Bedroom No. 3

8'11" x 7'3" (2.72m x 2.21m)

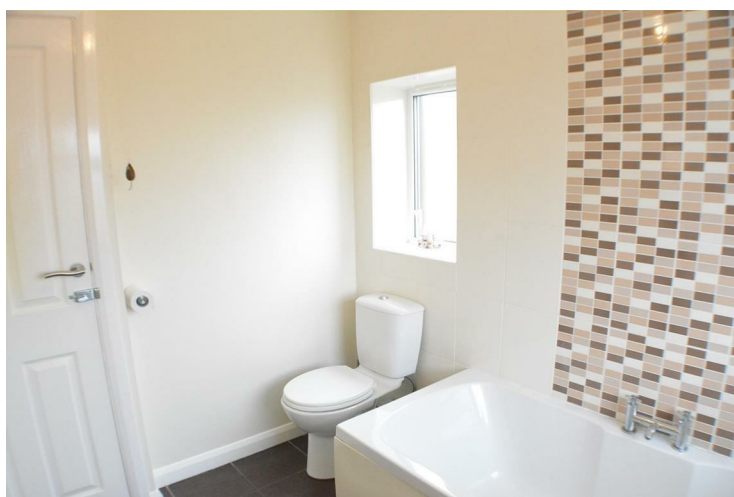
The third bedroom has a uPVC double glazed window to the front aspect, a central heating radiator, Virgin Media point and power point.

### Bathroom

Offers a modern four piece suite briefly comprising of a low flush w.c., pedestal sink with a mixer tap, panelled bath and a corner shower cubicle with a mains fed shower and sliding glazed doors, there is part tiling to the walls and fully tiled floor, a chrome heated towel rail and dual aspect uPVC double glazed windows which provide plenty of light.



### Bathroom Second Picture



### Loft

Ideal for storage as there is a pull down loft ladder and is boarded through the centre providing plenty of storage space and the combination boiler is also located here.

### Outside

#### Gardens Front

The front has been recently re-landscaped to include more parking having a raised railway sleeper parking area with inset feature lighting, the driveway continues to the side of the property which provides further off road parking and there is also access to the rear garden and the garage.

#### Garage

17'10" x 9'10" m (5.45m x 3.00 m)

The garage has wooden barn style doors with power and lighting.

## **Gardens Rear**

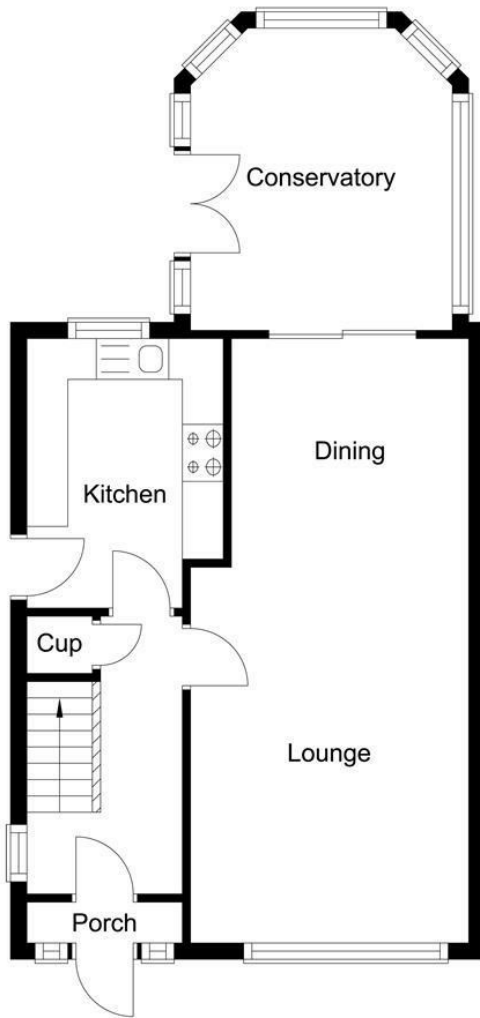
The rear garden is a landscaped garden which includes a paved patio area with a small lawn, a raised waterfall feature leads to a small pond and there is an outside tap and a small picket fence with gate leading out to the driveway. 32 amp outdoor power supply for hot tub etc.



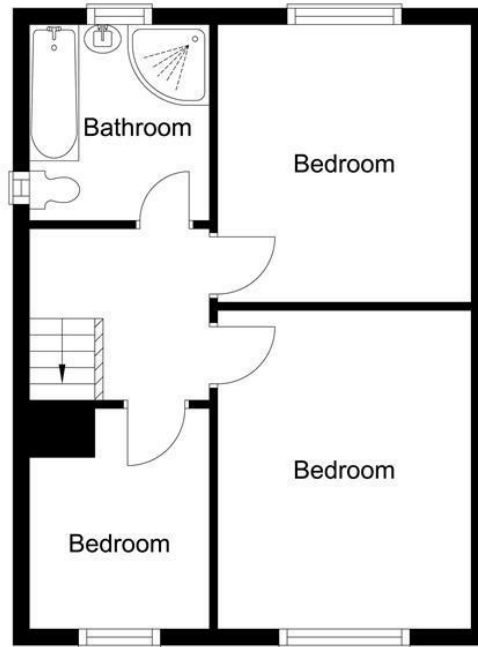
## **Gardens Rear Second Picture**



# Chester Street



GROUND FLOOR



FIRST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Please conduct all negotiations connected with this property through our office.

Mortgage advice is available through FIDUCIA Comprehensive Financial Planning Limited. Please contact us for further details on 01623 627247. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

John Sankey MBE FNAEA, Beryl Sankey FNAEA - Partners



*More people use Sankey's... than for any other reason*

These particulars are believed to be correct, but are not a guarantee, do not form part of any contract and should be verified by personal inspection of the property. We have not tested or checked any appliances, fixtures, central heating etc. where fitted.