



11 Old Mill Lane, Forest Town, Nottinghamshire NG19 0EW

£275,000

An outstanding and deceptively spacious TWO DOUBLE BEDROOMED DETACHED BUNGALOW on an above average sized private plot which only needs to be seen. As soon as you see the neat exterior we are sure you will be impressed. With two driveways, ample off road parking for a number of vehicles, a DETACHED BRICK BUILT GARAGE and impeccably maintained landscaped gardens offering considerable privacy at the rear. The uPVC double glazed and gas central heated interior is beautifully decorated and generously proportioned. Highlight features include underfloor heating in the luxury bathroom and conservatory with French doors into the spacious lounge. The kitchen contains a range of modern fitted units and overlooks the rear garden.

This is one of the best detached bungalows currently available in the area and warrants an early visit. With shops, schools and bus services on the doorstep the bungalow is conveniently placed and has easy access into Mansfield and the surrounding areas.

How to find the property

Take the Southwell Road A6191 out of Mansfield to the brow of the first hill and turn left into Carter Lane at the traffic lights by Fittapart. Continue through the next set of traffic lights into Little Carter Lane and proceed until you reach the traffic lights by Forest Town Church. Take the left turn into Old Mill Lane and the property is on the left hand side clearly marked by one of our signboards.

Entrance Hall

With a superb composite double glazed door, central heating radiator with a decorative cover, laminate wooden flooring and clothes cupboard.



Lounge

15'2" x 11'2" (4.62m x 3.40m')

A stylish reception room having as the focal point a beautiful tiled fireplace. uPVC double glazed French doors with side panels lead into the conservatory. Central heating radiator and laminate wooden flooring.



Dining Room

12' max x 9'8" (3.66m max x 2.95m')

A cosy reception room having a tiled floor, window to the rear and central heating radiator.



Kitchen

12' max x 9'1" max (3.66m max x 2.77m" max)

A neat kitchen having working surfaces, a porcelain white single drainer sink top, matching base and wall units, tiled splashbacks, integrated five ring gas hob and electric oven. Space for fridge/freezer and space/plumbing for an automatic washing machine. Tiled floor and window to the rear and central heating radiator. Veissmann gas central heating combi boiler in a cupboard.



uPVC Double Glazed Conservatory

20 x 9'6" (6.10m x 2.90m')

A spacious room with a tiled floor and underfloor heating, two central heating radiators and double doors to the rear garden.



Bedroom No. 1

12'6"x 12'3" (3.81m"x 3.73m")

into the uPVC double glazed bay window x 12'3" with a tiled fire fireplace, central heating radiator and laminate wooden floor.



Bedroom No. 1 Second Picture



Bedroom No. 2

12'9" x 12'2" (3.89m" x 3.71m")

into the uPVC double glazed bay window. Central heating radiator, laminate wooden flooring and stairs to the attic room.



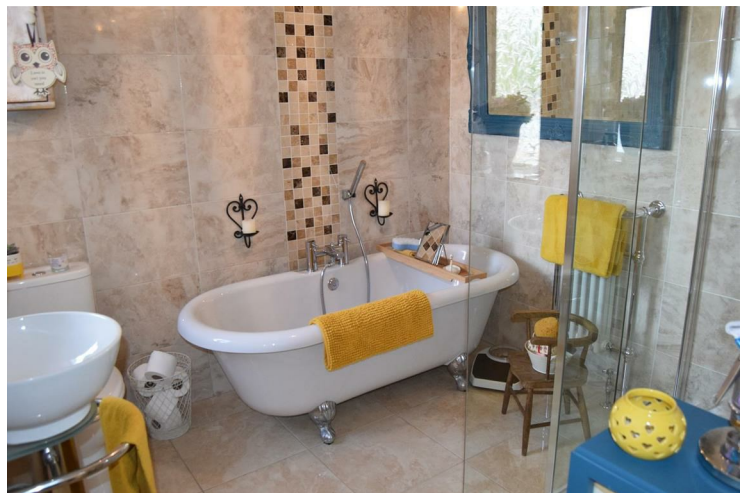
Bedroom No.2 Second Picture



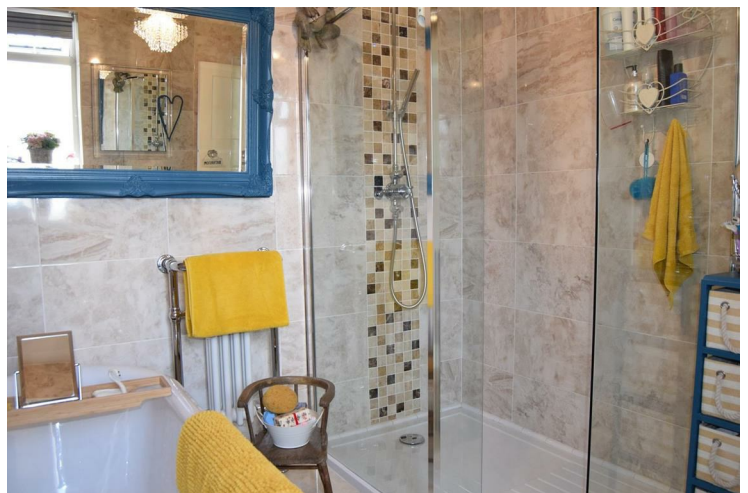
Bathroom

8'4" x 7'10" (2.54m" x 2.39m")

With tiled walls and floor and a white suite comprising of freestanding claw feet bath and shower handset, circular bowl and low flush w.c. Large walk in shower cubicle with a shower handset and rainfall shower. Window to the front and central heating radiator. Underfloor heating adds a touch of luxury.



Bathroom Second Picture

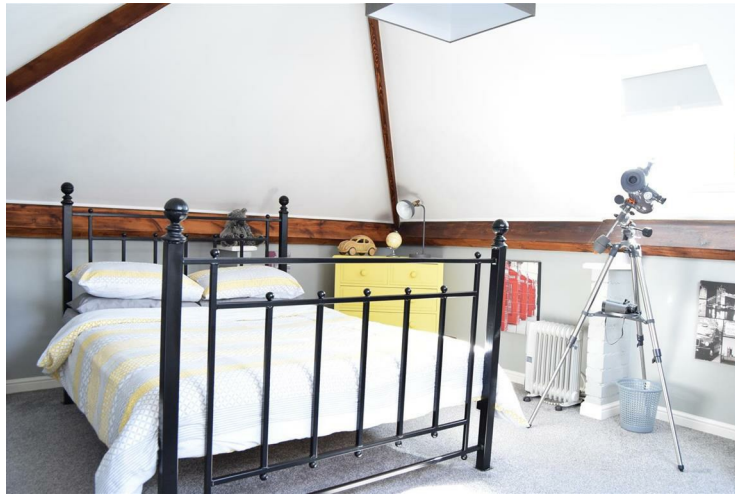


First floor

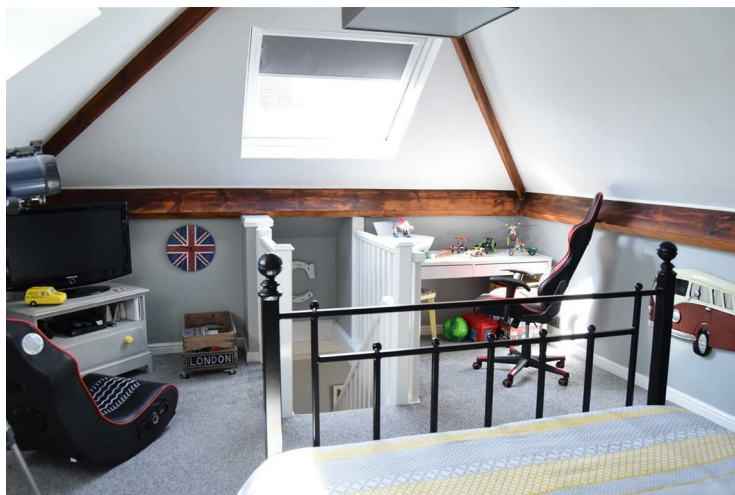
Attic Room

17'3" x 13'5" (5.26m x 4.09m")

With sloping ceilings, uPVC double glazed window, velux type window and stained wooden beams.



Attic Room Second Picture



Outside

Detached Garage

24' x 11'9" (7.32m x 3.58m")

of brick walls with a pitched tiled roof, roller door, two uPVC double glazed windows, light and power. Access to the garage is restricted by the gazebo which would have to be removed to gain vehicular access.

Approach

There are two concrete driveways with five bar gates. These provide ample off road parking for a number of vehicles.

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Gardens front

A beautiful garden with a brick front boundary wall, a lawn, pebbles garden with railway sleepers and a variety of shrubs. A Victorian standard lamp is a superb feature.



Gardens Front Second Picture



Gardens Front Third Picture



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Gardens Rear

A fabulous garden with a gazebo and astroturf, a large limestoned sitting area and driveway, lawn, shrub borders, a pebbled garden with raised borders and well screened borders giving considerable privacy. Shed with power and light.



Gardens Rear Fourth Picture



Gardens Rear Second Picture

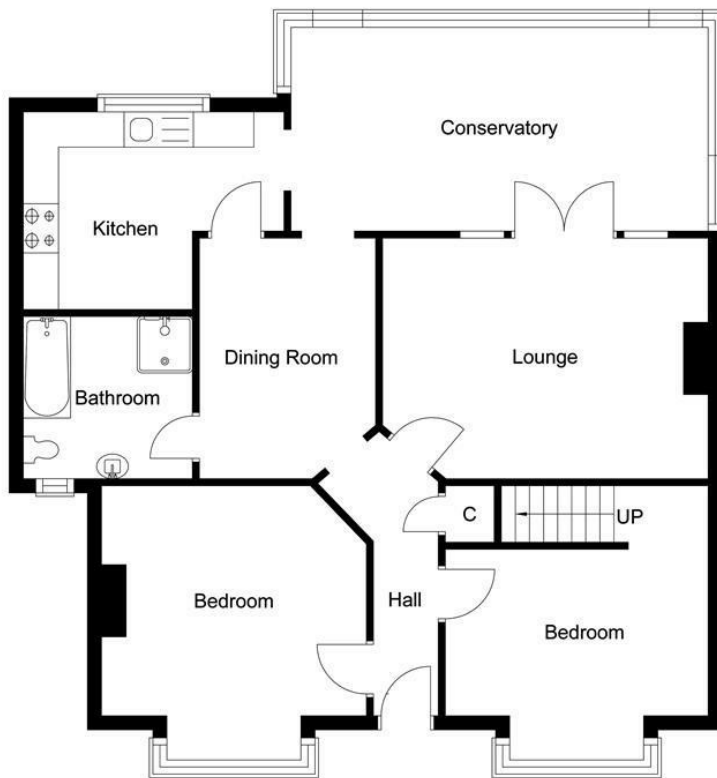


Gardens Rear Third Picture

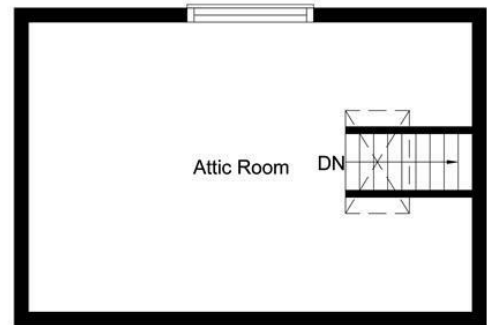


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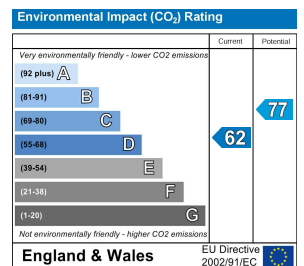
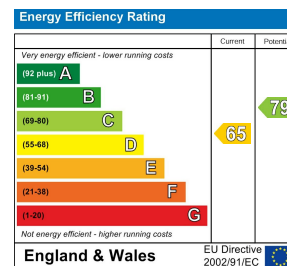
Old Mill Lane



GROUND FLOOR



FIRST FLOOR



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



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These particulars are believed to be correct, but are not a guaranteed, 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.