



1 Sandstone Place, Mansfield, Nottinghamshire NG18 4UQ

£139,950

****NO UPWARD CHAIN**** A Semi Detached House built in 2003 which would make any first time buyer a super first home. Being located in a very popular area just out of the Berry Hill quarry close to local shops and amenities with local bus services and schools also close by. The property sits in a lovely cul-de-sac with the interior briefly comprising of an entrance hall, a downstairs w.c., a lovely light and airy lounge and fitted kitchen. The first floor has THREE BEDROOMS and a three piece bathroom suite and the property benefits from UPVC DOUBLE GLAZED WINDOWS and GAS CENTRAL HEATING with a new combi boiler installed. Outside the property continues to impress having a landscaped rear garden with a decked patio and lawn and there is also an allocated parking space to the property which is also an advantage. We strongly urge a personal inspection to appreciate the position and what the property has to offer.

How to find the property

Take the Southwell Road West A6191 out of Mansfield to the brow of the first hill to the traffic lights by Fittapart, continue straight ahead taking the next right turn into King George V Avenue, take the second left into The Rodery and then the third left turn into Sandstone Place where the property is located at the top of the cul-de-sac on the left hand side and is clearly marked by one of our signboards.

Ground Floor

Entrance Hall

Accessed via a double glazed door. Stairs rise to the first floor with a cupboard beneath providing storage. There is real wood flooring which continues to the lounge, with internal doors also leading to the downstairs w.c and kitchen. There is a telephone point and power points and a central heating radiator.

Downstairs W.C.

Offers a low flush w.c., a pedestal sink with mixer tap, a heated towel rail and a uPVC double glazed window to the front aspect.

Kitchen

9'10" x 7' (3.00m x 2.13m)

The kitchen offers a range of wall and base units with a roll edge work surface housing a sink and drainer unit with a mixer tap, a four ring gas hob with extractor above and electric oven beneath, there are complimentary tiled splashbacks, space and plumbing for a washing machine and space for a fridge freezer, there is a uPVC double glazed window to the front aspect and a central heating radiator.



Lounge

15'7" x 13'10" (4.75m x 4.22m)

A good size main lounge with continuation real wood floors, an electric fire centrepiece sitting as the central feature, television and power points and uPVC double glazed windows and doors to the rear aspect providing the room with plenty of natural light and views and access out to the garden.



Lounge Second Picture



Lounge Third Picture

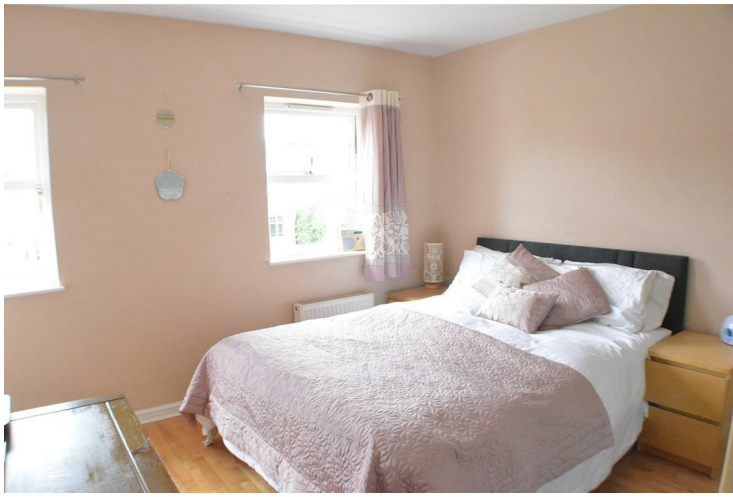


First Floor

Bedroom No. 1

13'10" maximum reducing to 10'5" x 11'9" (4.22m maximum reducing to 3.18m x 3.58m)

Two uPVC double glazed windows to the front aspect provide the room with plenty of natural light, there is a central heating radiator and fitted wardrobes providing an ample amount of storage space and a cupboard also houses the boiler.



Bedroom No. 1 Second Picture



Bedroom No. 2

9'4" x 6'9" (2.84m x 2.06m)

The uPVC double glazed window to the rear aspect overlooks the garden, there is a central heating radiator and power point.

Bedroom No. 3

8'3" x 6'10" (2.51m x 2.08m)

A uPVC double glazed window looks to the rear garden and provides the room with plenty of natural light, there is a central heating radiator and power point.



Bathroom

A three piece suite which briefly comprises of a low flush w.c., a pedestal sink and panelled bath with a mains fed shower over, there is part tiling to the walls, a chrome heated towel rail and a uPVC double glazed window to the side elevation.



Outside

Gardens Front

The front has a small lawn with shrubs to the side with a path leading to the gated access to the garden and steps lead down to the front entrance door.

Gardens Rear

The rear garden is a lovely garden which has been landscaped to include a decked patio seating area ideal for entertaining which leads down to a circular lawn with pebble borders with shrubs planted, the shed will be included within the property sale, there is a brick boundary wall and fencing enclosing the garden making it ideal for children, there is also a gate to the rear of the garden providing pedestrian access which leads round to the parking area where there is parking space for one car.



Gardens Rear Second Picture

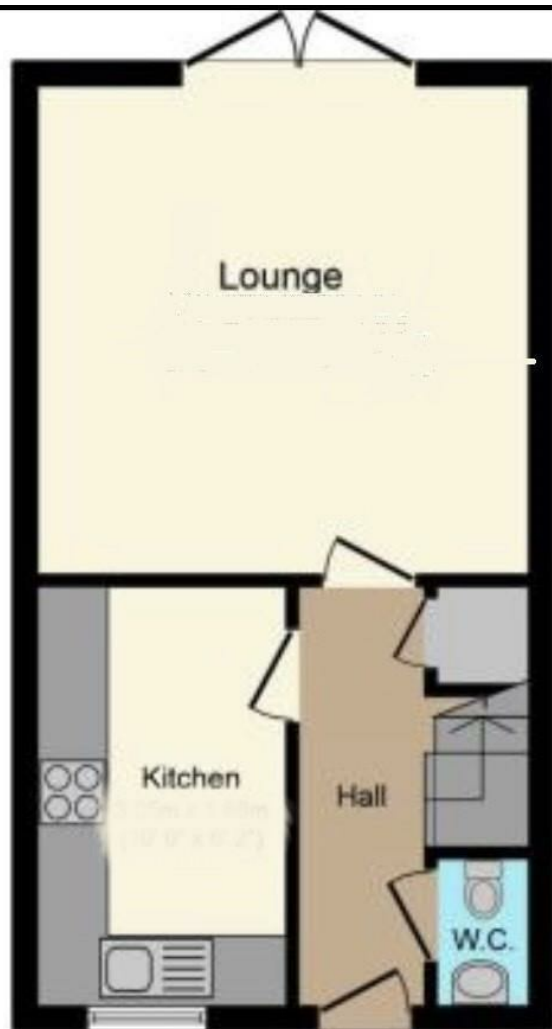


Allocated Parking

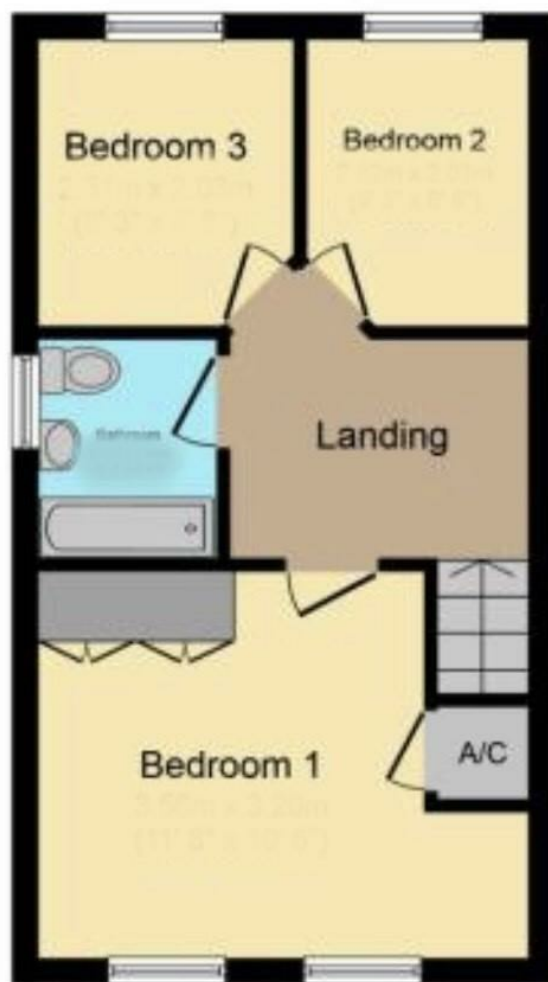


Landing

Doors lead to three bedrooms and a family bathroom. There is loft access which is boarded with lighting.



Ground Floor



First Floor

Total floor area 66.0 sq. m. (710 sq. ft.) approx



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not energy efficient - higher running costs	83 70
	EU Directive 2002/91/EC
England & Wales	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO ₂ emissions	83 70
	EU Directive 2002/91/EC
England & Wales	

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 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.