



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower CO2 emissions	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50
49	
83	

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower CO2 emissions	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50
52	
83	

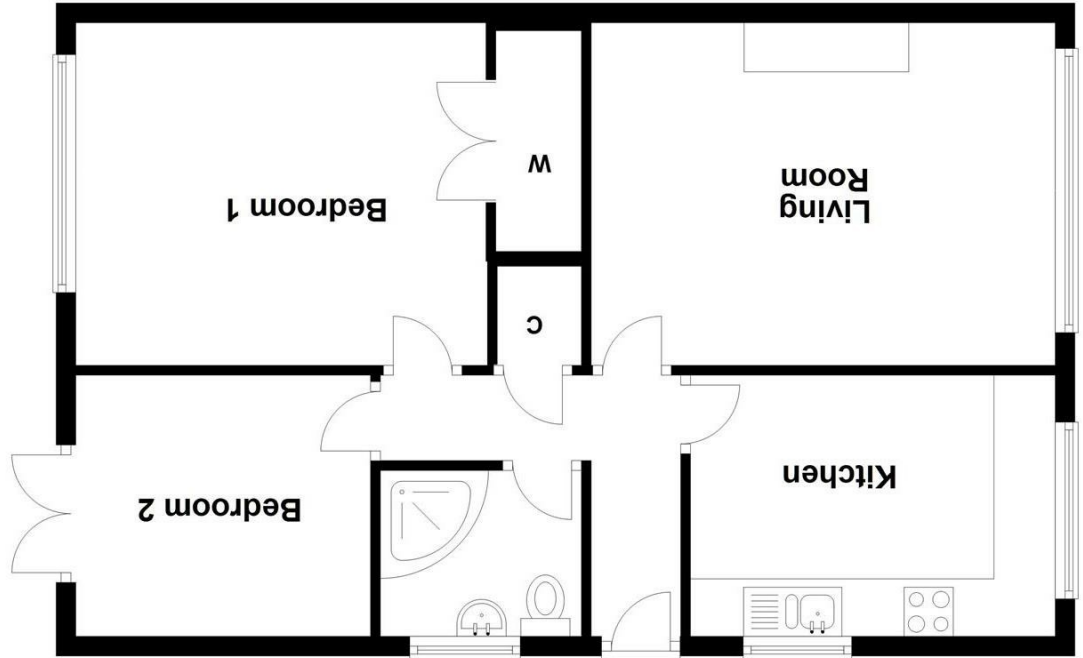


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com

John Sankey
 Estate Agents Valuers Surveyors Lettings

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
 Plan produced using PlanUp.

Total area: approx. 62.1 sq. metres (668.9 sq. feet)



Ground Floor
 Approx. 62.1 sq. metres (668.9 sq. feet)



John Sankey

12 Allington Drive, Mansfield, Nottinghamshire, NG19 6NA
 Guide Price £160,000 to £170,000

John Sankey
 Estate Agents Valuers Surveyors Lettings

Allington Drive

Mansfield

* GUIDE PRICE £160,000 TO £170,000 * This well maintained Detached Bungalow in a sought after and popular location is being sold with the benefit of NO UPWARD CHAIN. The accommodation comprises of a hallway, fitted kitchen, lounge, shower room and TWO BEDROOMS. Externally to the front there is a lawned area with mature borders with an abundance of bushes and plants, driveway leading to double gates for further parking for caravan or motor home if required. The rear garden is fully enclosed, laid to lawn with mature borders and garden shed. NEW CARPETS THROUGHOUT ON EXCHANGE UP TO £1,000.

How to find the property

Leave Mansfield via Rosemary Street and at the second set of traffic lights turn left onto Westfield Lane, follow the road to the junction of Abbott Road and then turn left onto Abbott Road, continue up and take the next left onto Abbott Lea, follow the road round to the right to the top and turn left and this becomes Allington Drive and the property is on the left turning left up the cul-de-sac on the right hand side and can be identified by our for sale board.

Ground Floor



Entrance Hall

With a uPVC double glazed door leading into the entrance hall with a central heating radiator and doors leading off to all rooms and a storage cupboard housing the central heating boiler.

Lounge

11'05" x 15'06"

With a uPVC double glazed window to the front of the property, adam style fire surround housing the pebble effect gas fire and central heating radiator.

Kitchen

9'01" x 12'04"

With a range of wall and base units, cupboards and drawers, bowl and a half stainless steel sink unit, integrated oven and hob with extractor fan over, plumbing for a washing machine, radiator, two uPVC double glazed windows to the front and the side of the property.

Bedroom No. 1

14' x 10'11"

With a uPVC double glazed window to the rear, storage cupboards and fitted wardrobes and a radiator.

Bedroom No. 2

10'11" x 8'09"

With a uPVC double glazed window to the rear, french doors leading out into the garden and central heating radiator. Please note this is currently being used as a dining room.

Shower Room

Fitted with corner shower with mains shower, floating sink, low flush w.c., tiled floor and part tiled walls, radiator and uPVC double glazed window to the side.

Outside

Gardens Front

To the front of the property there is a lawned area with mature borders consisting of an abundance of plants and bushes, the driveway leads to double gates to further parking for motorhome/caravan if required.

Gardens Rear

The rear garden is fully enclosed, well maintained, laid to lawn with garden shed included in the sale.

