



England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(35-44)
G	(1-34)
Environmental Impact (CO ₂) Rating	
Climate	Excluded

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(92-100)
B	(81-91)
C	(69-80)
D	(55-68)
E	(45-54)
F	(35-44)
G	(1-34)
Energy Efficiency Rating	
Climate	Excluded



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



13 Westfield Drive, Mansfield, Nottinghamshire, NG19 6EU
£155,000

John Sankey
Estate Agents Valuers Surveyors Lettings

Westfield Drive

Mansfield

No upward chain on this three bedroom detached bungalow in sought after cul de sac location, close to bus route and the A38 transport links. The accommodation comprises of hallway, kitchen, lounge/diner, three bedrooms, front and rear gardens, garage and driveway. Viewing is essential to appreciate the properties potential.

How to find the property

Leave Mansfield Via Rosemary Street and at the second set of traffic lights turn left onto Westfield Lane. Continue along and take the sixth right onto Westfield Drive and the property is located on the left hand side and can be identified by our For Sale board.

Ground Floor

Hallway

Upvc double glazed door leading into the hallway, doors to all rooms, central heating radiator and cupboard housing boiler.



Lounge

18'4 x 12'4

With Upvc double glazed window to the front and side of the property making this room light and airy, central heating radiator, Adam style fire surround housing coal effect gas fire.

Kitchen

8'9 x 7'10

Upvc double glazed window to the side of the property, a range of wall and base units, space for cooker, door to pantry and door to rear hallway.

Rear Hallway

Fully tiled walls, gas and electric meters and Upvc double glazed door leading onto the side.

Bedroom No. 1

12'3 x 11'1

Upvc double glazed window to the rear and central heating radiator.

Bedroom No. 2

12' into wardrobe x 12'

Upvc double glazed window to the side of the property and central heating radiator.

Bedroom No. 3

7'3 x 7

Upvc double glazed window to the side and radiator.

Bathroom

Three piece suite comprising of wash hand basin, low flush w.c, bath with electric shower over, fully tiled walls, Upvc double glazed window to the side and radiator.

Outside

Gardens Front

To the front there is a laid to lawn garden and to the side there is a driveway providing parking for several vehicles leading to double iron gates which then leads to further parking and detached garage.

Detached Garage

With up and over door and lighting and power.

Gardens Rear

The rear garden is fully enclosed, laid to lawn with garden shed.

