



**88 Bancroft Lane, Mansfield,
Nottinghamshire, NG18 5NA**

Offers In The Region Of £275,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Chalet Bungalow
- Spacious & Versatile Accommodation
- Lounge/Diner & Kitchen
- New Carpets December 2020
- Block Paved Driveway
- Individually Designed & Built
- Three Double Bedrooms
- En Suite & Family Bathroom
- Good Sized Landscaped Plot
- Integral Garage

An individually designed and built three bedroom detached chalet bungalow built during the mid 1990s offering a versatile and spacious layout of accommodation arranged over two floors. We are of the opinion the property would suit a variety of buyers from families to downsizers with the flexible layout of accommodation with ground and first floor bedrooms and bathrooms.

The property is presented in immaculate condition throughout with neutral decor and new carpets fitted in December 2020. The accommodation on the ground floor comprises an entrance hall, open plan L-shaped lounge/diner, kitchen, bedroom three, and a family bathroom comprising a four piece suite. The property has gas central heating, UPVC double glazing, and a brand new composite front entrance door installed in December 2020. Upstairs there are two further double bedrooms and an en suite shower room to bedroom one.

The property stands back from the road and in the middle of a good sized landscaped plot with a brick walled frontage and block paved driveway leading to a good sized integral single garage. The front garden is laid to lawn with further block paved paths which lead to the main entrance door and to the side of the property. The rear garden features an extensive paved patio, and a low retaining walled boundary with central wide steps leading to a large raised lawn and fenced boundaries to all sides.

It is rare for a property of this size to come on the market in this area and internal viewing is highly recommended. No chain.

A BRAND NEW COMPOSITE FRONT ENTRANCE DOOR WITH OBSCURE DOUBLE GLAZED WINDOWPANES TO EACH SIDE PROVIDES ACCESS THROUGH TO THE:

ENTRANCE HALL

11'10" max x 10'6" (3.63m max x 3.21m)

With radiator, telephone point, smoke alarm, coving to ceiling and personal door through to the garage.

LOUNGE

15'3" x 11'10" (4.67m x 3.63m)

With radiator, coving to ceiling, three wall light points, double glazed window to the front elevation, and open access through to the:

DINING ROOM

11'0" x 11'0" (3.36m x 3.36m)

With radiator, two wall light points, coving to ceiling and double glazed sliding patio door leading out onto the rear garden.

KITCHEN

10'11" x 10'7" (3.35m x 3.24m)

Having wall cupboards, base units and drawers with laminate work surfaces above. Inset 1 1/2 bowl stainless steel with drainer and mixer tap. Tiled splashbacks. Integrated electric oven, four ring electric ceramic hob and extractor hood above. Integrated fridge and washer/dryer. Tiled floor, coving to ceiling, six ceiling spotlights, radiator, double glazed window to the rear elevation, and obscure double glazed rear door.

BEDROOM 3

13'10" max x 11'4" (4.24m max x 3.47m)

The first of three double bedrooms, with radiator, coving to ceiling and double glazed window to the rear elevation.

FAMILY BATHROOM

9'0" x 7'1" max (2.76m x 2.16m max)

Having a four piece suite with chrome fittings comprising a tiled inset bath. Separate shower enclosure with tiled splashbacks. Pedestal wash hand basin. Low flush WC. Radiator, tiled floor, tiled walls, coving to ceiling, four ceiling spotlights, extractor fan, fitted storage cupboard with shelving and mirror fronted doors, and obscure double glazed window to the side elevation.

FIRST FLOOR LANDING

10'8" x 6'7" (3.26m x 2.01m)

With two double power points, smoke alarm and velux roof window to the rear elevation.

BEDROOM 1

14'9" max x 11'3" max (4.50m max x 3.43m max)

With radiator, three double power points, telephone point, access to eaves storage, and double glazed window to the front elevation.

EN SUITE

10'5" x 2'10" (3.18m x 0.87m)

Having a modern three piece suite with chrome fittings comprising a tiled shower enclosure. Wall hung wash hand basin with mixer tap and tiled splashback. Low flush WC. Chrome heated towel rail, three ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

BEDROOM 2

15'5" max x 14'9" max (4.71m max x 4.52m max)

A good sized double bedroom with radiator, three double power points, access to eaves storage and double glazed window to the front elevation.

OUTSIDE

The property stands back from the road and in the middle of a good sized landscaped plot with a brick walled frontage and recently fitted fenced boundary to the side. A block paved driveway provides off road parking which leads to a good sized integral single garage. The front garden is laid to lawn with a block paved pathway leading to the main entrance door. The block paving continues to the side of the house with gated access to the rear garden. The rear garden features an extensive paved patio which extends the full width of the property. Beyond here a low retaining walled boundary with central wide steps leads to a large raised lawn and fenced boundaries to all three sides.

GOOD SIZED INTEGRAL GARAGE

18'0" x 10'3" (5.51m x 3.14)

Equipped with power and light. Three fluorescent light points, two double power points, consumer unit, and wall mounted gas fired central heating boiler. Up and over door. Personal door through to the house.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

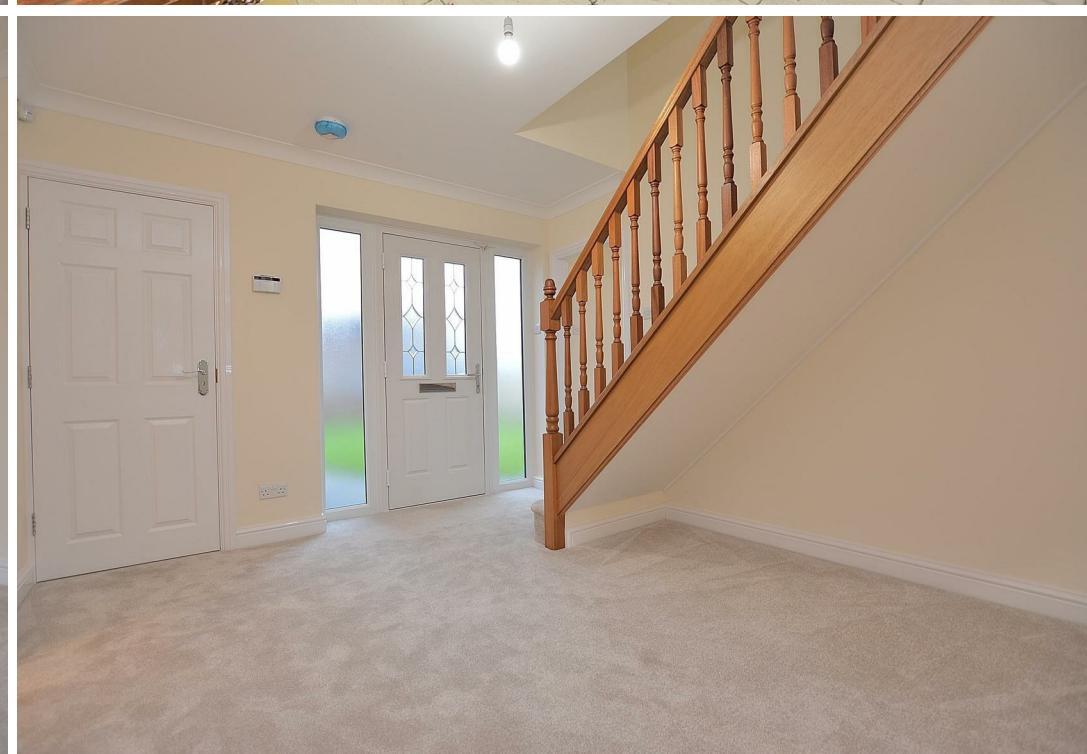
All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





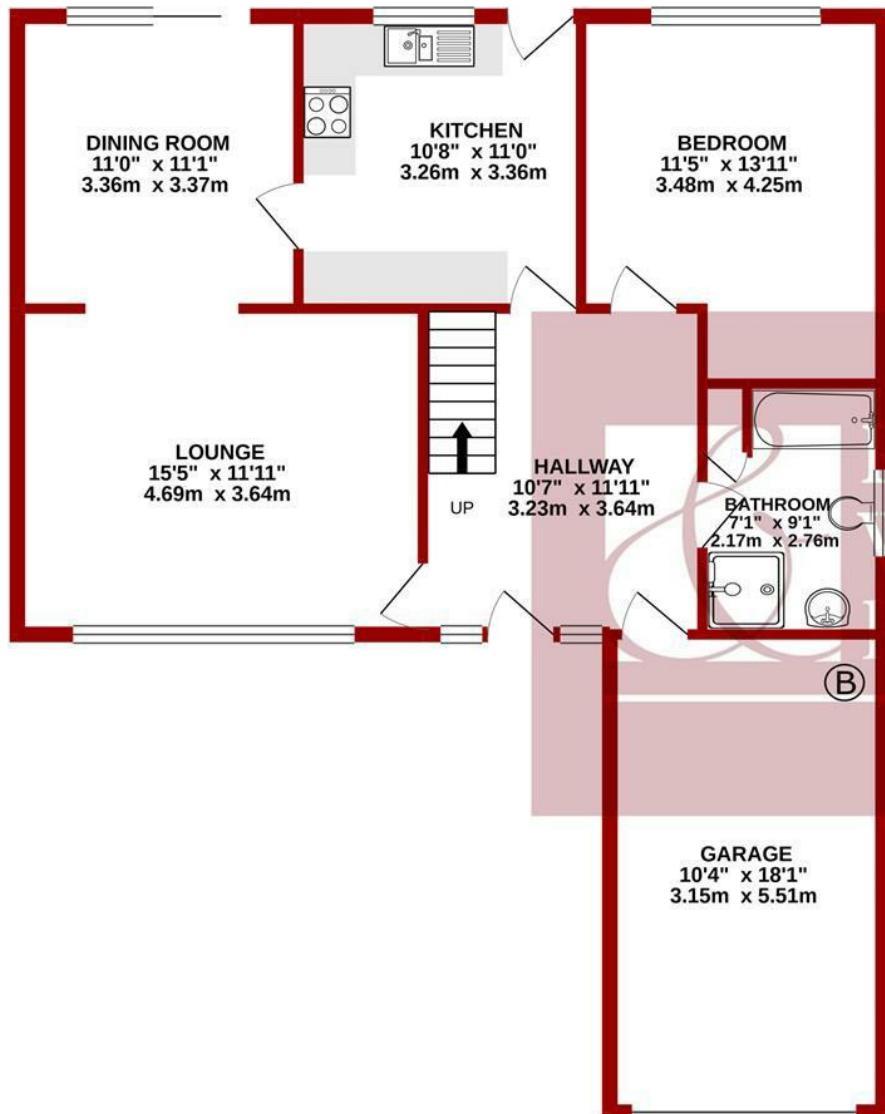




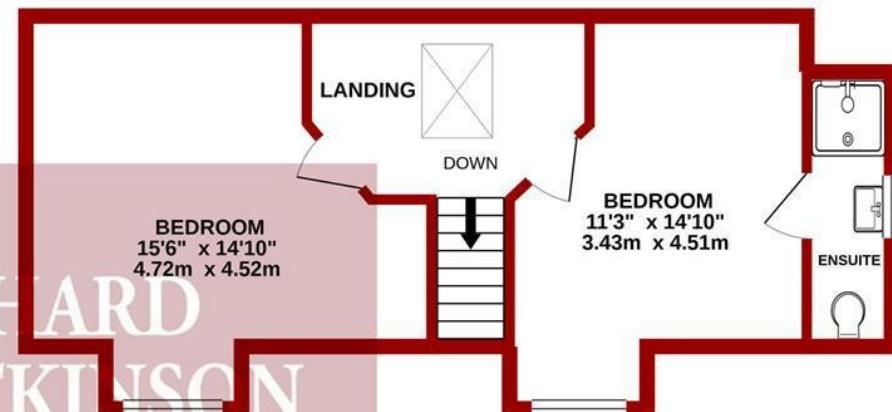




GROUND FLOOR
981 sq.ft. (91.1 sq.m.) approx.



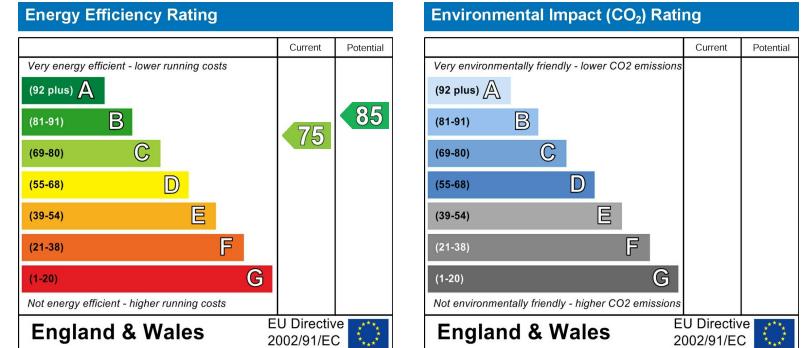
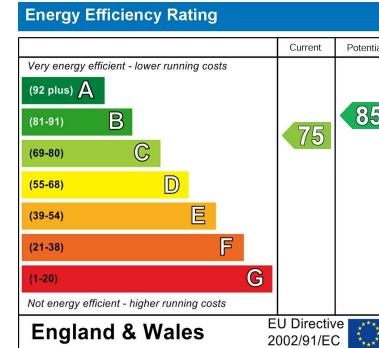
1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 1424 sq.ft. (132.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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