



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower CO2 emissions	A
101-120	B
81-100	C
61-80	D
41-60	E
21-40	F
1-20	G
Energy Efficiency Rating	<b>G</b>
Environmental Impact (CO <sub>2</sub> ) Rating	<b>G</b>

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 Estate Agents

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 and its measurements are for illustrative purposes only. Plans produced using PlanItPro.

Total area: approx. 101.9 sq. metres (1097.0 sq. feet)



5 Elder Court, Forest Town, Nottinghamshire, NG19 0RP  
 Guide Price £325,000 to £335,000



# Elder Court

## Forest Town

\* GUIDE PRICE £325,000 TO £335,000 \* This tremendous Detached Bungalow is nestled in a cul-de-sac just off a private driveway with six bungalows in total. The bungalow itself in our opinion offers an abundance of space whilst still retaining a cosy homely feel. The neutrally decorated and well presented accommodation comprises briefly of a welcoming entrance hall, a good sized lounge, a fantastic light and airy dining kitchen which is perfect for entertaining guests with doors opening out to the rear garden, furthermore there are integral appliances to the kitchen, THREE WELL PROPORTIONED BEDROOMS with the main benefitting from fitted wardrobes and an en suite and there is a separate three piece bathroom suite. The plot itself as beforementioned is tucked away into a cul-de-sac and offers a driveway providing parking comfortably for at least two cars, a DOUBLE GARAGE and a lovely landscaped rear garden perfect for enjoying those summer evenings. This property is being sold with NO UWPARD CHAIN which is yet another superb advantage and reason to book an early viewing.

### How to find the property

Take the Southwell Road out of Mansfield to the brow of the hill by the traffic lights at Fittapart, turn left into Carter Lane and follow the road continuing past two sets of traffic lights and through Forest Town high street onto Clipstone Road West where you will turn left into Elder Court where the property is located at the bottom of the cul-de-sac to the right and is clearly marked by one of our signboards.

### Ground Floor

#### Entrance Hall

The welcoming, neutrally decorated entrance hall is accessed via a double glazed door, there is a central heating radiator, power, telephone points and loft access. There are two cupboards, one of which provides a useful amount of storage, the other houses the tank and is shelved for airing towels. Internal doors lead to all of the bungalow's accommodation.

#### Lounge

16'4" x 11'7"

The spacious lounge offers a uPVC double glazed window to the front aspect providing the room with plenty of natural light, there is a coal effect gas fire centrepiece which sits as the central feature, there is coving to the ceiling, central heating radiator, television and power points.

#### Open Plan Dining Kitchen

18'1" x 15'2"

The spacious modern kitchen offers a comprehensive range of wall and base units, cupboards and drawers, integral appliances include a fridge freezer, dishwasher and washing machine, a square edged work surface houses a counter sunk sink unit with a mixer tap, a four ring gas hob with extractor above and complimentary tiled splashbacks surrounding, there is an eye level double oven, spotlights to the ceiling with the dining area having space for comfortably seat at least eight to ten people, there are dual aspect uPVC double glazed windows and french doors giving plenty of natural light to the room and access out to the garden, there is a central heating radiator and power points.

#### Bedroom No. 1

13' maximum x 11'11"

A fantastic size double bedroom benefitting from fitted wardrobes along one wall, a uPVC double glazed window to the rear aspect enjoys views to the rear garden and provides the room with natural light, there is a central heating radiator, power points and an internal door to the en suite.

#### En Suite

A surprisingly spacious en suite room offering a low flush w.c., a wall mounted sink unit with mixer tap and a mains fed shower cubicle with glazed door, there is wet wall boarding to the cubicle itself, perfect for ease of maintenance, there is tiled flooring and partly tiled walls to the en suite itself, there is a chrome heated towel rail and a uPVC double glazed window to the rear aspect.

#### Bedroom No. 2

12'8" x 9'4"

The second bedroom is again another double bedroom having a uPVC double glazed window to the front aspect, a central heating radiator, television and power points.

#### Bedroom No. 3

12' x 8'11"

The third bedroom is a fantastic sized room in our opinion and would easily take another double bed, currently utilised as a second sitting area the room itself offers versatility, there is a uPVC double glazed window to the front aspect, a central heating radiator, television and power points.

#### Bathroom

A spacious bathroom comprises of a three piece suite offering a low flush w.c., a pedestal sink with a mixer tap and panelled bath, there are half tiled walls, tiled flooring and a central heating radiator with a uPVC double glazed window to the rear providing natural light.

#### Outside

##### Gardens Front

The property is tucked away at the bottom of a private road and occupies a lovely position with the front offering a tarmac driveway providing parking comfortably for at least two to three cars with pebbled boundaries. There is a double garage with two doors, one of which is electric. The garage internally benefits from power and lighting and an electric car charging point which is a huge advantage in this day and age. A path leads to the main entrance door and there are gates to both sides of the property which lead round to the rear garden.

##### Gardens Rear

A lovely sized rear garden landscaped to include a central lawn with dug out pebble borders with shrubs planted and there is a patio area which is perfect for seating. To the side of the property there is a further lawn with a path leading to a gate to the front surrounded by pebble boundaries which continue to the back and side of the garage. There is an outside tap and two access points at either side of the property which lead round to the front.

#### Additional Information

Tenure: Freehold

Council Tax Band: D

Potential buyers are also to be made aware that the cul-de-sac has a management company in place for the "area's of common use". All six bungalows purchaser/owner will be members of the management company and will pay a yearly maintenance/running cost which is anticipated to be £200 per year per property (this may change). There may also be an initial fee from the management companies solicitors for the "sales pack" for the new purchasers.

