



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO ₂ emissions	
(1-20)	A
(21-30)	B
(31-40)	C
(41-50)	D
(51-60)	E
(61-70)	F
(71-80)	G
(81-90)	H
(91-100)	I

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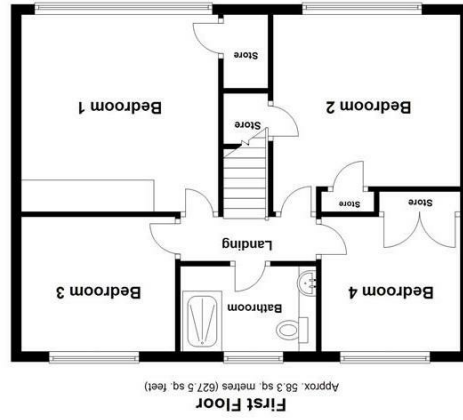


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John Sankey
 Estate Agents

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.
 Plan produced using Planlizard.
 Total area: approx. 138.9 sq. metres (1495.2 sq. feet)



7 Wingfield Road, Mansfield, NG18 3HT
 £325,000

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Wingfield Road

Mansfield

****LOCATION, LOCATION, LOCATION**** This four-bedroom detached house is the perfect family haven. With comfortable parking for up to three cars outside, it offers both convenience and space. Inside, a spacious lounge and adjoining conservatory create the perfect environment for relaxation, and the added benefit of an air conditioning unit ensures comfort in every season.

Additional features include a handy downstairs shower room with a WC, providing practicality for daily life and a study which is perfect for anyone working from home. Upstairs, you'll find four well-proportioned bedrooms, each offering ample space for family members or guests. The modern shower room on the first floor is both stylish and functional.

The rear garden is a private retreat, complete with patio areas for outdoor dining and a beautifully shaped lawn that's perfect for children to play on or for your own gardening projects. This property is a delightful family residence, combining practicality and comfort in a wonderful and very well regarded setting.

How To Find The Property

Take the Southwell Road A6191 to the traffic lights to the brow of the hill by Fittapart, continue straight ahead to the next set of traffic lights turning left just after by the Oak Tree public house into Briar Lane, follow Briar Lane towards the bottom bearing right onto Wingfield Road where the property is then located on the left hand side.

Entrance Hall

Accessed via a UPVC double glazed door to the front aspect. The entrance hall offers internal doors leading to the downstairs accommodation, stairs rise to the first floor with an under stairs cupboard beneath, a central heating radiator and power points.

Lounge

21'11" x 12'10" max

A spacious main reception room perfect for entertaining. Having a coal effect gas fire centrepiece which sits as a central feature and UPVC double glazed window to the front aspect which floods the room with plenty of natural light. There is coving to the ceiling, double doors to the study room and a UPVC double glazed patio door which leads to the conservatory. Furthermore this room benefits from a central heating radiator, TV and power points.



Conservatory

18'9"max x 12'9" max

A superb addition to this property providing a spacious and idyllic space for relaxation or an extra reception room. UPVC double glazed windows and doors give panoramic views towards the rear garden, both an air-conditioning unit and central heating radiator are installed which makes the room usable all year round and offers plenty of versatility and flexibility. A patio door leading to the lounge and there's also power points.

Breakfast Kitchen

15'11" x 8'10"

The well-kept kitchen benefits from a range of wall and base units with an integral dishwasher. A roll edge work surface houses a 1 1/2 bowl sink and drainer unit with a mixer tap, a four ring gas hob with extractor above and eye level double oven. There is also space to dine comfortably for at least four people with a UPVC double glazed window looking out to the garden and a door to the side giving access.

Study/ Dining Room

8'11" x 7'10"

The study is a very useful space currently set up as a home office, but is very practical as a hobby room should you require. There is a UPVC double glazed window to the rear aspect, central heating radiator, laminate floor, coving to the ceiling and power points.

Downstairs Shower Room

A very useful space, especially if you're a family, benefiting briefly of a corner sink, a low flush WC and a shower cubicle with an electric shower, tiling to the cubicle itself and glazed door. A UPVC double glazed window provides natural light, and there's also a chrome heated towel rail.

Utility Room

8'3" xx 4'8"

A cleverly utilised space which was formally part of the garage, with the utility space having wall and base units, a work surface and space for a condenser tumble dryer. A boiler cupboard houses the gas central heating boiler, laminate flooring and spotlights to the ceiling.

First Floor

Bedroom One

12'10" x 12'10"

A lovely sized light and airy room, benefiting from a UPVC double glazed window to the front aspect, fitted wardrobes and a further cupboard providing more hanging storage, a central heating radiator and power points.

Bedroom Two

12'2" x 11'2"

Another very generous sized double bedroom in our opinion which is currently set up as a second lounge space, so again this room offers flexibility. There are two storage cupboards, a central heating radiator, power points and a UPVC double glazed window to the front aspect.

Bedroom Three

10'0" x 9'0"

A UPVC double glazed window overlooks the rear garden. There is a central heating radiator, TV and power points.

Bedroom Four

9'1" x 8'9"

The fourth bedroom is yet another generous size room, benefiting from fitted wardrobes, a UPVC double glazed window to the rear, central heating radiator and power points.

Shower Room

The modern shower room benefits from a vanity style sink unit with mixer tap, storage beneath and work surface atop. Further incorporating a low flush WC, a mains fed shower cubicle with sliding glazed doors, a chrome heated towel rail, a UPVC double glazed window to the rear aspect and laminate floor covering.

Outside

Front

The attractive frontage has a paved driveway providing parking comfortably for three cars with lawn to the side offering potential to create further parking should you require. There is an external power socket, an outside tap and an up and over door leads to the garage for storage only which measures 10'6" x 8'3". Gated access leads round to the rear garden.

Rear Garden

The gorgeous and private rear garden has been landscaped to include three patio areas, a shaped lawn with plenty of well stocked borders. There is a gated area to the side of the property which houses the bins out of the way of the main garden which we feel is certainly a huge advantage, along with two sheds which will be included within the property sale. Furthermore, there is an outside tap and gated access to the front.

Additional Information

Tenure: Freehold

Council Tax Band: D

