



England & Wales	
EU Directive 2002/91/EC	
Very low energy building - lower CO2 emissions	A
Low energy building - lower CO2 emissions	B
Medium energy building - lower CO2 emissions	C
High energy building - lower CO2 emissions	D
Very high energy building - lower CO2 emissions	E
Extremely high energy building - lower CO2 emissions	F
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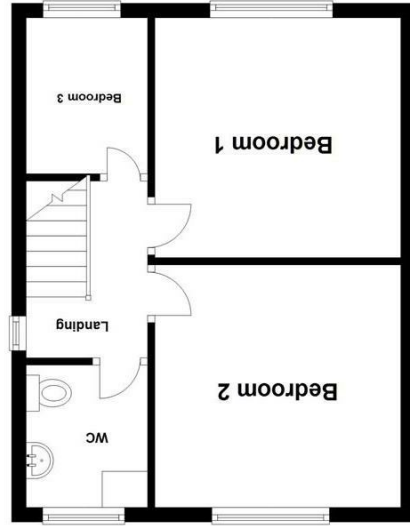
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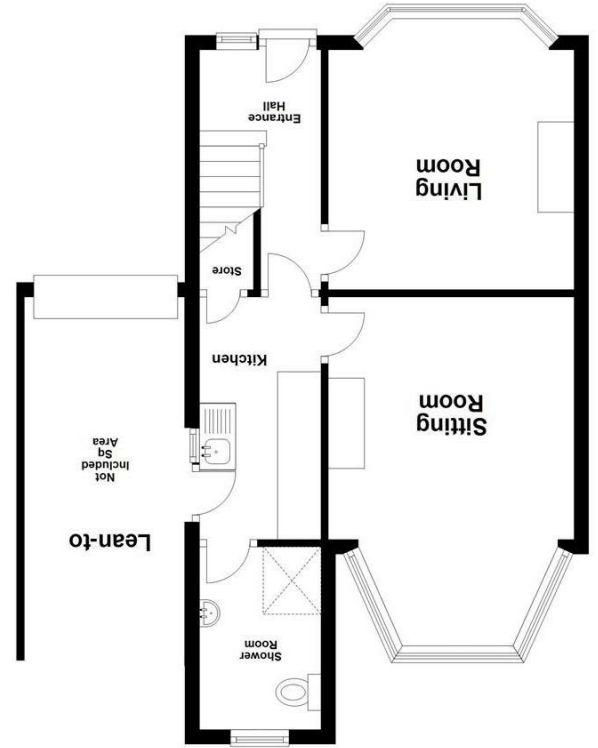
John Sankey
 Estate Agents

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 PlanUp.

Total area: approx. 78.0 sq. metres (839.8 sq. feet)



First Floor
 Approx. 34.8 sq. metres (374.7 sq. feet)



Ground Floor
 Approx. 43.2 sq. metres (465.1 sq. feet)



42 Crompton Road, Pleasley, Notts, NG19 7RQ
 Offers In The Region Of £155,000



Crompton Road

Pleasley

Charming 3-Bed Semi-Detached Home with Endless Potential

Situated in a cul-de-sac location, this THREE bedroom semi-detached property offers a wonderful opportunity for those looking to create their dream home. With its spacious interior, including two reception rooms there's ample room for a growing family. The property boasts a beautiful garden to the rear, providing a peaceful outdoor sanctuary—perfect for gardening enthusiasts or simply relaxing in the open air. Parking is a breeze, thanks to the driveway and covered car port area. While the property requires some internal renovation, it comes with the added advantage of a gas supply, offering the potential for future upgrades such as gas central heating. The location further benefits from excellent road links to the M1 motorway, providing easy access to nearby towns and cities.

This property is a diamond in the rough, awaiting your creative vision to transform it into a cozy and comfortable family home. Don't miss this opportunity to make it your own

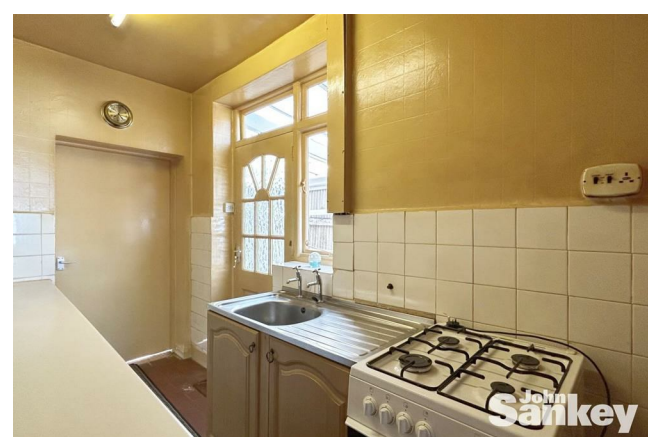
How To Find The Property

Take the chesterfield road south out of Mansfield, continuing to the traffic lights by the Rufford Arms public house. Continue through the lights on to chesterfield road north for approximately 1 mile before turning right onto Radmanthwaite Road, then take the right turn onto Crompton Road where the property is then located on the right hand side, clearly marked by one of our sideboards.

Entrance Hall

10'11" maximum into recess door x 5'6"

Access via UPVC double glazed door, stairs rise to the first floor with a small cupboard beneath the storage. Internal doors lead to the lounge and kitchen.



Living Room

12'4" maximum into bay x 11'2"

A UPVC double glazed window to the front aspect provides the room with plenty of natural light. There is a gas fire centrepiece (not tested) and power point.

Sitting Room

15'10" maximum into bay x 11'

A UPVC double glazed bay window the rear aspect provides views of the well kept rear garden. There is a gas fire centrepiece (disconnected) and power point.

Kitchen

11' x 5'4"

Offering wall and base units with feature quarry style tiled flooring. A sink unit and space for gas cooker, there is a pantry cupboard for storage, door to the side leads to the carport and an internal door leads to the downstairs wet room.

Downstairs Wet Room

8'4" x 6'1"

Comprising briefly have a low flush WC and wall mounted sink unit with an electric shower. Tiled floor covering with integral drain and UPVC double glazed window to the rear aspect.

First Floor

Bedroom One

10'11" x 10'10"

Are UPVC double glazed window to the front of the property provides there in the plenty of natural light and open field views between the neighbouring properties. There are double fitted wardrobes, and power point.

Bedroom Two

11' x 10'10"

Another double bedroom with a UPVC double glazed window to the rear aspect overlooks the garden and a power point.

Bedroom Three

7'5" x 5'9"

A single room, having a UPVC double glazed window to the front aspect with open field views between the neighbouring properties and loft access.

WC

6'6" x 5'6"

Offering a low flush WC and pedestal sink with mixer tap. A cupboard house is the hot water tank and there is potential should the tank be removed to create space for a shower. A UPVC double glazed window also looks over the rear aspect.

Outside

Front

The front of the property has a boundary wall with shaped lawn with shrubbed borders. A driveway to the side provides off-road parking and steps lead up to the main entrance door and garage door leads into the carport.

Rear Garden

The well cured rear garden offers tiered lawns with pebbled beds with shrubs planted. The garden itself is a lovely size and enclosed by fenced and hedged boundaries.

Carport/Garage

The carport area leads in via a garage door from the driveway and provides an idea of space for storage. The garage itself has barn doors with lighting and power.

Additional Information

Tenure: Freehold

Council Tax Band: B

