



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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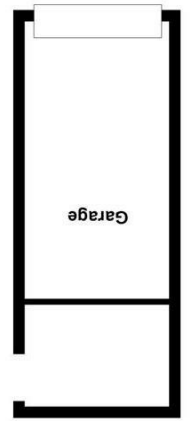
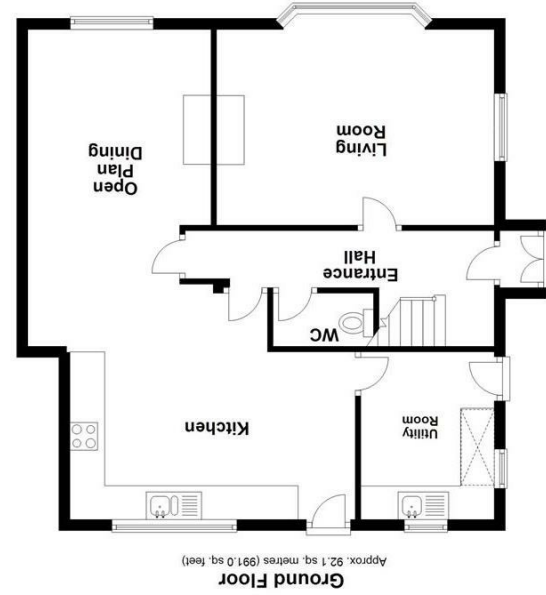


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**John Sankey**  
 Estate Agents

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 Floorplan.



9 Forest Road, Warsop, Notts, NG20 0ER  
 £330,000

**John Sankey**  
 Estate Agents





# Forest Road

## Warsop

STUNNING VIEWS, VIEWS, VIEWS to the rear and stood on a substantial plot/paddock this fully refurbished family size home, with FOUR DOUBLE BEDROOMS has so much to offer!

With a fabulous rural feel yet situated on the edge of Market Warsop, a short car journey to the historical village of Edwinstowe & Mansfield Woodhouse, so the amenities are plentiful, including the Vicar Water Country Park, Forest Pines & Sherwood Forest for fabulous recreational activities. A60/A614/M1 transport links if you need to venture further afield.

The property has recently undergone re-ferbishment including:- rewire, new central heating system and radiators, modern kitchen and utility room, the majority of the rooms have been fully re-plastered and all internal doors have been replaced, a cosy log burner has been installed in the light and airy dual aspect lounge. The accommodation comprises of hallway, lounge with log burner, fully refurbished modern stylish kitchen diner with some appliances including double eye level oven, hob with extractor fan over and dishwasher, utility room with sink and drainer, cupboard housing brand new combination boiler, downstairs wc, the first floor boasts four double bedrooms and a four piece family bathroom. Externally the property has a wow factor with parking for numerous vehicles to the front, detached garage to the side with store area at the back, the rear garden is very generous and previously was utilised as a paddock, the views are stunning over sweeping fields, making viewing absolutely essential to appreciate everything this property has to offer. The property is being sold with no onward chain.



### How to find the property

Leave Mansfield via the A60 Woodhouse Road and continue onto Leeming Lane South, turn right at the traffic lights onto Peafield Lane and continue to the double mini roundabouts, then turn left onto Forest Road, continue down and the property is on the right hand side and can be identified by our for sale board.

### Hallway

18'4" maximum x 6'10" maximum

With doors leading to the lounge, kitchen/diner, wc and stairs rising to the first floor.

### Living Room

16'6" x 11'4"

Dual aspect lounge making this a light and airy living space, with brand new log burner and radiator.

### Kitchen diner

16'11" x 11'0"

Fully refurbished fitted with a modern range of wall and base units, cupboards and drawers, integrated eye level double oven, hob, extractor fan and dishwasher, sink and drainer, new flooring, radiator and opening to the dining area.

### Dining area

18'10" x 14'3" maximum

With upvc window, door to hallway and radiator.

### Utility room

10' x 8'6"

With an identical range of stylish, modern wall and base units to the kitchen, space for washing machine and dryer, cupboard housing brand new combination boiler, upvc window to the rear, door to the driveway.

### Downstairs wc

With low flush wc and new flooring.

### Stairs and landing

With doors leading to four bedrooms and family bathroom.

### Master bedroom

16'8" x 11'4"

Dual aspect making this a light and airy room and radiator.

### Bedroom Two

16' maximum x 10'

With upvc window and radiator.

### Bedroom Three

12'6" maximum x 10'11"

With Upvc window and radiator.

### Bedroom four

17'2" maximum x 9'10"

With upvc window and radiator.

### Family bathroom

14'6" maximum x 6'3" maximum

Fitted with a four piece suite comprising of bath, wash hand basin, low flush wc and shower cubicle housing shower, tiled walls, heated towel rail and upvc window to the rear.

### Front garden

The front garden is fully enclosed with double gates, giving access to the driveway providing off street parking for numerous vehicles. To the side there is a detached garage with lighting and electricity and an open storage area to the rear. There is a gate that separated the side from the rear garden.

### Rear garden/paddock

The rear garden is very generous and has stunning sweeping views to the rear. Part of the garden was formerly a paddock.

### Additional information

Freehold

Council tax band is C

No onward chain

Brand new central heating boiler 2023.

Rewired 2023.

