



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
11-20	G
17-20	F
13-15	E
10-12	D
7-9	C
4-6	B
1-3	A
0	A+

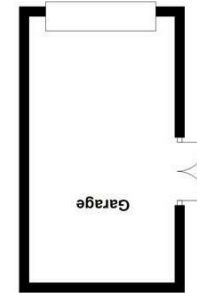
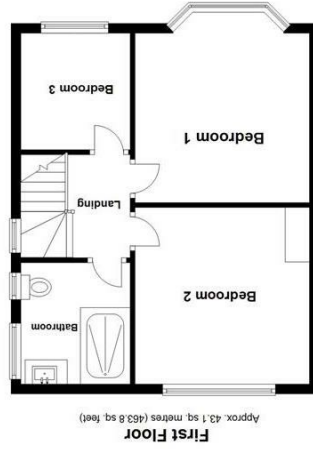
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Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanLP.



32 Leadale Crescent, Mansfield Woodhouse, Notts, NG19 9HL
 Guide Price £230,000 to £240,000



Leadale Crescent

Mansfield Woodhouse

* GUIDE PRICE £230,000 TO £240,000 * WOW! VIEWING IS ESSENTIAL to appreciate this well maintained, extended, stylishly decorated THREE bedroom semi detached house in sought after residential location. The property is situated in the popular residential area of Mansfield Woodhouse, adjacent to the A60 transport links, bus route, restaurant, public houses and the quaint High Street with its coffee bars, large supermarkets, service station, butchers, bakers chemist, Yeoman Park and a short car journey to the train station, with its links into the city of Nottingham. The property comprises of hallway, lounge, second reception room that opens up into the dining room and well equipped stylish kitchen which has double oven, five ring gas hob, dish washer, space saving pull out corner storage, two sets of large drawers for optimum storage, a walk in pantry providing more storage space and wc. The first floor boasts three bedrooms, extended family shower room and part boarded loft with ladders and light. Externally the property stands on a good size plot, with parking to the front, garage to the rear that has windows and double door, making this a versatile multi function area, in addition to the garage there is a brick built room that was intended for an home office with double glazed window and door. The rear garden is landscaped low maintenance slabs.

How to find the property

Leave Mansfield via Woodhouse Road and continue through the traffic lights onto Leeming Lane North, then Leeming Lane South, as you approach The Coopers turn right onto Marples Avenue then left onto Leadale Crescent, follow the road round and the property is on the left hand side and can be identified by our for sale board.

Entrance Hall

18'11" maximum x 7'5" maximum

Doors to the lounge, downstairs wc, under stair pantry and kitchen, radiator, upvc double glazed window to the side and stairs rising to the first floor.

Downstair wc

With low flush wc, upvc window, wash hand basin and cloak room area.

Kitchen

16'8" maximum into extension x 7'5"

Extended and fitted with a range of wall and base units cupboard, corner ones incorporating space saving kidney shape pull out storage, two sets of large drawers, laundry cupboard housing plumbing for washing machine and condenser tumble dryer, integrated five ring gas hob with extractor fan over and splash back, double eye level ovens, dish washer, cupboard housing Worcester combination boiler that is approximately eight years old, bowl and half sink and drainer, breakfast bar that matches the stylish complimentary work tops, space for large American style fridge freezer, two upvc double glazed windows and opening through to the dining room, making this a fabulous light and area modern entertaining area.

Lounge/Diner

20'6" max into extension 11'9"

With open plan opening to the kitchen and reception room, two radiators, double upvc French doors leading out into the garden and wood effect laminate floor that runs through the whole of the downstairs.

Reception room Two

With Adams style fire surround housing coal effect electric fire, radiator, door to the hallway and opening to dining room and kitchen.

Living Room

13'1" maximum x 11'9"

With upvc double glazed window to the front of the property, radiator, door into the hallway and wood effect laminate floor.

Walk in pantry

Leading from the hallway with upvc window and cold slab.

Stairs and landing

7'5" x 7'

With doors to the three bedrooms, bathroom, access to loft which is part boarded, with loft ladders and lighting.

Bedroom one

12'10" maximum x 11'9"

With upvc window to the front of the property, fitted wardrobes and top cupboards to one wall and radiator.

Bedroom two

11'11" x 11'9"

With upvc window to the rear of the property, radiator and built in storage cupboard.

Bedroom three

7'8" x 7'5"

With upvc double glazed window and radiator.

Family bathroom

8'3" x 7'5"

Extended and refurbished comprising of large walk in shower, housing mains shower, low flush wc, wash hand basin, stylishly tiled, radiator and upvc double glazed window.

External

Front and rear gardens

To the front of the property there is a driveway and low maintenance area, providing off street parking for at least two vehicles. There is access to the garage and rear garden via the right hand side via gates.

The rear garden is fully enclosed, recently landscaped with low maintenance slabbed area, brick built garage with lighting, electricity, up and over door to the front, rear double glazed window and double French doors to the side, meaning it can be turned into a summer house. There is an additional brick built room that was designed to be a home office if required and has a double glazed window and door.

Additional information

The property is standard brick construction.

Free hold

Council tax band B

The internet provider is currently Sky but Virgin media cable also runs to the property.

There is a British Gas smart meter to the property, they currently provide both gas and electricity.

There is cavity wall insulation.

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

