



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher energy costs	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50
Current Rating	86
Energy Efficiency Rating	69

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher energy costs	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50
Current Rating	86
Energy Efficiency Rating	69

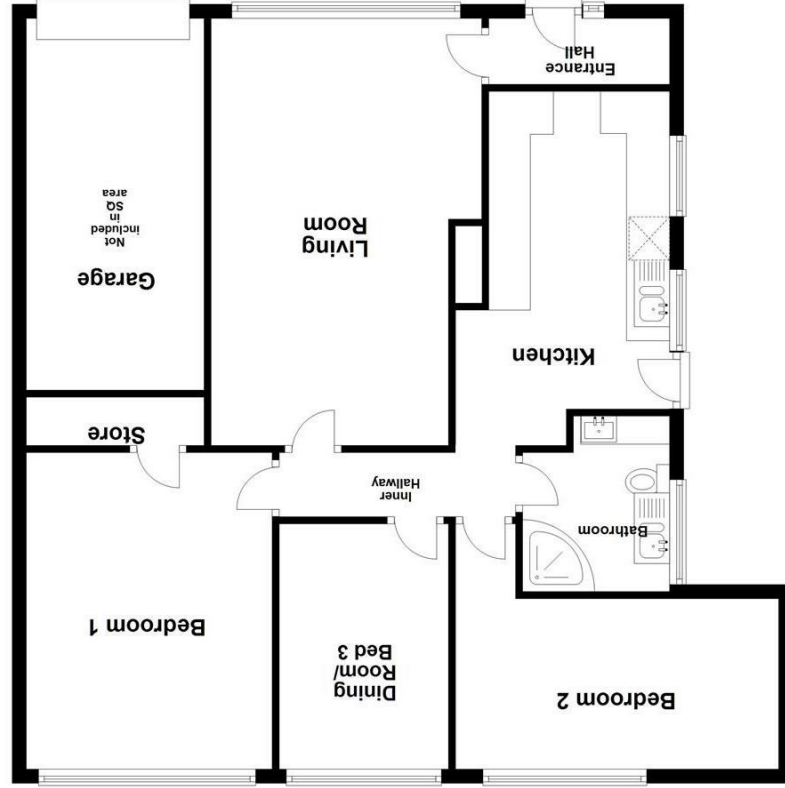


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com



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.



Approx. 86.5 sq. metres (930.8 sq. feet)
Ground Floor



John Sankey

Lindum Station Lane, Farnsfield, Notts, NG22 8LB
 Guide Price £325,000 to £335,000

John Sankey
 Estate Agents



Station Lane

Farnsfield

GUIDE PRICE £325,000-£335,000. MUST BE VIEWED. This Detached Bungalow on a corner plot is far more spacious than you may think with the added possibility of extending in the roof subject to planning permission. Located in the lovely village of Farnsfield.

Step inside to find a lounge that offers immaculate decor and UPVC double glazed window offering plenty of natural light. A brand-new kitchen in 2018, and a luxurious shower room installed in 2021 showcase contemporary design and functionality. The thoughtful rewire, installation of new gas central heating, and re-plastering work ensure a hassle-free living experience.

Situated on a generous corner plot, the property boasts beautifully landscaped gardens to the front, side and rear, creating a tranquil outdoor retreat. Parking is provided by a driveway and garage.

This home is perfect for those seeking the charm of village living without compromising on modern conveniences. If you're looking to downsize into a turn key property that effortlessly combines style with practicality, this is your opportunity. Don't miss out on making this meticulously crafted bungalow your dream home.

How To Find The Property

Leave Mansfield via the Rainworth bypass A617 continuing straight ahead over the first roundabout, on approaching the second roundabout again continue straight ahead onto Kirklington Road A617, after approximately 200 yards turn right onto Cockett Lane then take the first left onto Station Lane where the property is located on the right hand side.



Entrance Hall

8'5" x 3'1"

The entrance hall is bright with a UPVC double glazed door providing access, having power points and a central heating radiator. An internal door leads to the lounge.

Living Room

19'10" x 12'7"

The room is well-lit with a UPVC double glazed window to the front. Note that the fireplace is not included in the sale. It features a central heating radiator, TV and power points, and a doorway leading to the inner hallway.

Kitchen

16'5" x 9'11" maximum

This well-lit and practical kitchen is enhanced by two UPVC double glazed windows to the side. The kitchen features wall and base units with under unit lighting, offering ample storage space. There's a door providing access to the side and rear gardens. The room is equipped with a space for a freestanding cooker and plumbing for a washing machine. Additional highlights include spotlights on the ceiling and a central heating radiator.

Inner Hallway

11' x 3'

Connecting all the rooms, this hallway boasts spotlights on the ceiling, providing light. It also features loft access and a central heating radiator.

Bedroom No 1

14'9" x 11'5"

A generously sized double bedroom with a UPVC double glazed window offering views of the rear garden. The room provides ample storage space, and features coving to the ceiling, a central heating radiator, and power points.

Bedroom No 2

15' x 11'5" maximum

An extended double room with a UPVC double glazed window providing views of the rear garden. It offers a central heating radiator and power points for convenience.

Dining Room/Bedroom No 3

11'5" x 7'10"

A versatile room currently utilised as a dining room, featuring a UPVC double glazed window with views to the rear garden. It includes a central heating radiator and power points.

Shower Room

8'2" maximum x 6'10"

A beautifully designed space, housing a suite with a low flush WC and a vanity sink unit complemented by a waterfall mixer tap and fitted cabinet. The luxurious features include a mains fed shower with wet wall boarding in the cubicle. The room is well-lit with the presence of a UPVC double glazed window to the side aspect, and it boasts a chrome heated towel rail for added comfort.

Outside

This property enjoys a delightful corner plot, featuring front and side gardens predominantly laid to lawn with charming barked flower beds. The convenience of access on both sides adds practicality. Parking is also available for two cars.

A thoughtfully designed low-maintenance rear garden, with a paved area, offers an ideal space for relaxation. Additionally, there's a brick-built potting/storage shed for added utility.

Garage

The garage benefits from an up & over door, power and lighting. The electrical consumer unit and gas meter are also located here.

Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile & Broadband checker: please visit: www.ofcom.org.uk then click mobile & broadband checker.

