



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
100-120	A
91-100	B
81-91	C
71-81	D
61-71	E
51-61	F
41-51	G
31-41	H
21-31	I
11-21	J
1-10	K

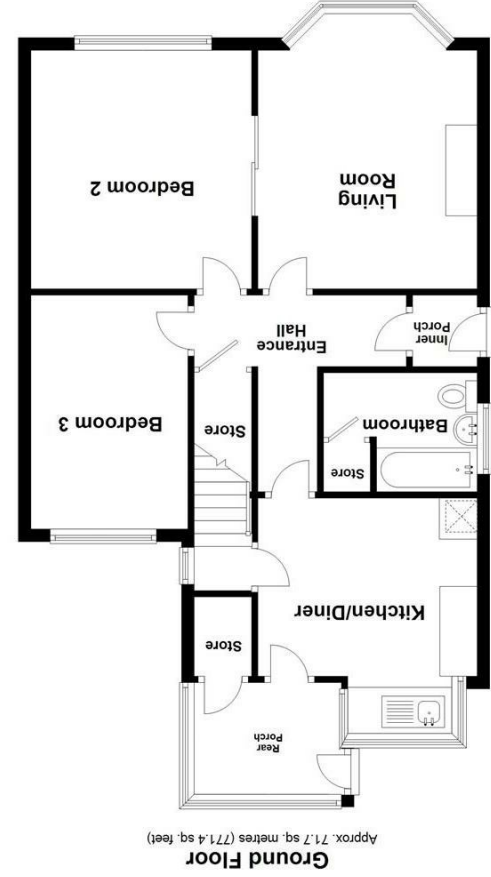
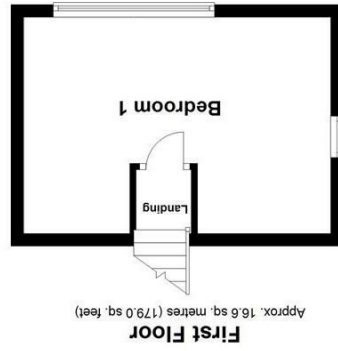
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John Sankey
Estate Agents

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 Email: lettings@johnsankey.com www.johnsankey.com

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 Planlup.



John Sankey

22 Victory Drive, Forest Town, Notts, NG19 0ET
 £189,950

John Sankey
Estate Agents



Victory Drive

Forest Town

Are you looking for a versatile, deceptively spacious dorma bungalow that you can put your own stamp on? In a popular residential area? Close to an abundance of amenities? Close to bus route? No onward Chain? With driveway and garage? If the answer is yes, then call us on 01623 627247 or email enquiries@johnsankey.com to book a viewing on this property!

The property boasts light and airy lounge with bay window to the front aspect, dining kitchen to the rear that leads to a rear porch, family bathroom, three DOUBLE bedrooms with two situated to the ground floor and an additional double to the first floor, please note one is currently being used as a dining room. Externally there are front and rear gardens, driveway and garage that has had the door changed and is being used as a large storage shed. The location is very popular and is in the proximity of large local supermarket, bus route, library, vets, doctors, dentist, church, several schools, restaurants and many many more businesses. The property benefits from being sold with no onward chain.

How to find the property

Leave Mansfield via Bath Lane and continue over two mini roundabouts, at the junction turn left onto Sherwood Hall Road which becomes Clipstone Road and at the traffic lights turn left onto Old Mill Lane, then take the second right onto Dorothy Drive then left onto Victory Drive and the property is on the right hand side and can be identified by the For Sale board.



Porch

With upvc double glazed door leading to the front door.

Hallway

With doors to kitchen, lounge, bedrooms and bathroom, storage cupboard and radiator.

Living Room

14'5" maximum into bay x 11'6"

A light and airy room with large bay window to the front of the property, double sliding doors into bedroom/dining room, radiator, fire surround with electric fire.

Kitchen/Diner

11'6" x 9'4"

Fitted with a range of wall and base units, cupboards, display cupboards and drawers, radiator, bay window to the rear, space for cooker, space for fridge, cupboard housing utility meters, door to hallway, porch and stairs, stainless steel sink and drainer, radiator, space for table and chairs.

Rear Porch

With doors to rear garden and storage room housing the central heating boiler that is approximately five years old, tiled floor, part wall and window.

Bedroom Two

12'6" x 11'7"

With window to the rear, radiator and laminate floor.

Bedroom Three

12'3" x 8'3"

Currently being used as a dining room, with double glazed window to the front of the property, radiator and sliding doors to the lounge.

First Floor

Stairs to Bedroom One

With window radiator and stairs to the first floor.

Bedroom One

15'8" maximum x 11'4" maximum

On the first floor with upvc window to the side and rear, storage into eaves and radiator.

Family Bathroom

8' maximum x 6'3"

With three piece suite comprising of: bath, wash hand basin, low flush wc, radiator, double glazed window and storage cupboard.

Front Garden

With gates leading to the driveway, and garden to the front, gates leading to the rear garden and further driveway.

Rear Garden

Fully enclosed with gates from the front onto the driveway, leading to the garage that is currently being used as a large storage shed, the remaining garden is laid to lawn with mature hedges and foliage.

Additional Information

Council Tax Band B

Freehold

Standard Construction

Mobile/Broadband Coverage Checker visit:

www.ofcom.org.uk then click mobile & broadband checker.

The property is being sold with no onward chain.

In need of some modernisation

