



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

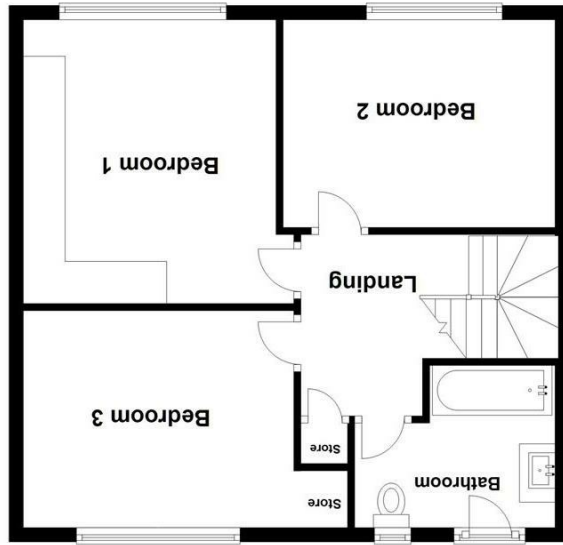


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
 Email: lettings@johnsankey.com www.johnsankey.com

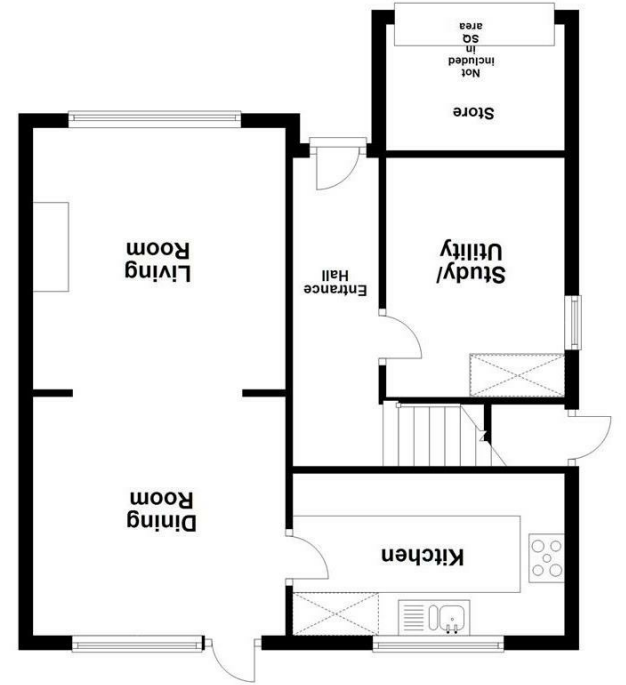


**John Sankey**  
 Estate Agents

Total area: approx. 105.5 sq. metres (1135.1 sq. feet)  
 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.



**First Floor**  
 Approx. 54.0 sq. metres (581.0 sq. feet)



**Ground Floor**  
 Approx. 51.5 sq. metres (554.1 sq. feet)



182 Oak Tree Lane, Mansfield, Notts, NG18 3HR  
 £287,500

**John Sankey**  
 Estate Agents





# Oak Tree Lane

## Mansfield

**\*\*NO UPWARD CHAIN\*\***Situated in a popular location, this beautifully renovated three-bedroom detached home offers the perfect blend of modern comfort and convenience. Over the past three years, this property has undergone a complete transformation, including a full rewire, installation of a new gas central heating system, re-plastering, redecoration, and the addition of a modern kitchen and bathroom.

As you step inside, you're greeted by a welcoming entrance hall, leading to the versatile study/utility room and an inviting open-plan lounge and dining area on the ground floor. The modern fitted kitchen boasts integral appliances and ample storage space, making it perfect for culinary enthusiasts.

Upstairs, the first floor houses three spacious double bedrooms, offering plenty of room for relaxation and rest. The modern bathroom suite provides a tranquil retreat, complete with contemporary fixtures and fittings.

Outside, the property enjoys the benefits of a paved driveway, providing convenient off-road parking for at least two to three cars. The landscaped garden features a lovely porcelain tile patio area and a lush lawn, perfect for outdoor gatherings and leisurely moments. Ideally situated at the top of a cul-de-sac, this home offers easy access to the A614 and other major road links, making commuting a breeze. Nearby amenities, including Tesco Superstore, bus services, and schools, add to the convenience of everyday living.

### How To Find The Property

Take the Southwell Road A6191 out of Mansfield to the traffic lights by widcombe fair. At the lights turn left into Oak Tree Lane, then left onto the slip road just before the roundabout by Tesco. The property is then located at the top of the cul-de-sac clearly marked by one of our signboards.

### Entrance Hall

14'3" maximum x 4'

A welcoming entry point with a composite door, providing access to the interior. There's a central heating radiator, while the staircase leads to the first floor. Oak veneered doors open to the study and the open plan living dining room, offering easy navigation throughout the home.



### Open Plan Living/Dining Room

This well proportioned open plan area is ideal for hosting gatherings and socialising. With UPVC double glazed windows at both the front and rear, the room is flooded with natural light. The lounge area features space for an electric fire, along with a central heating radiator, TV, and power points. Enhanced by carpeted flooring, it exudes warmth. Meanwhile, the dining area boasts tiled flooring, creating a clear separation between the spaces while comfortably accommodating seating for up to 6 people. A central heating radiator, a UPVC double glazed rear door, the space seamlessly transitions to the garden, while an oak veneer door leads into the kitchen.

### Living Room

12'1" x 11'8"

### Dining Room

11'8" x 11'

### Kitchen

12'6" x 7'6"

This modern kitchen is both stylish and functional, featuring sleek dark blue wall and base units adorned with bronze door handles, adding a touch of elegance to the space. Integral appliances include a fridge, freezer, and dishwasher, ensuring convenience in everyday use. Two ovens, one of which has microwave capability, provides versatility for cooking needs. The work surface accommodates a 1 1/2 bowl sink and drainer unit with a mixer tap, along with a four-ring electric hob and extractor above. Spotlights illuminate the room from above, while a UPVC double glazed window offers views of the rear aspect, allowing natural light to fill the space. Additionally, a plinth heater provides warmth during colder months, making this kitchen a delightful space to prepare meals.

### Study/Utility Area

11'1" x 8'

Converted to building regulations and originally part of the garage, this space has been cleverly repurposed to serve dual functions. It now functions as a home office, providing an ideal workspace for those working from home. Additionally, there's room for a utility area, equipped with plumbing for a washing machine and space for a condensing tumble dryer. The room features a UPVC double glazed window to the side aspect, ensuring ample natural light, along with a central heating radiator. With a moisture-sensitive extractor fan and plenty of power points, this space offers both practicality and versatility.

### Store

8'3" x 5'10"

With an up and over door.

### First Floor

#### Bedroom No 1

13'1" x 11'8"

This spacious double room offers ample accommodation, with wardrobe carcasses included in the sale for added convenience. A UPVC double glazed window to the front aspect fills the room with natural light, creating a bright and airy atmosphere. Further equipped with a central heating radiator and power points.

#### Bedroom No 2

12'6" x 9'7"

Another generously sized double bedroom awaits, with a UPVC window offering views of the rear garden. Complete with a central heating radiator and power points.

#### Bedroom No 3

12'6" x 10'7"

You'll be pleasantly surprised by the size of the third bedroom, which offers ample space for a double bed and more. With a UPVC double glazed window to the front aspect, central heating radiator and power points.

### Bathroom

9' x 7'6" maximum

The bathroom has been thoughtfully redesigned to create a spacious and modern bathing area. Featuring a wall-mounted floating-style sink unit with storage drawers beneath and a matching fitted wall unit, storage is plentiful. You'll also find a low flush WC and a panelled bath with a mains-fed rainfall shower, complete with a fitted glazed screen and wet wall boarding for added durability. Natural light fills the room through the UPVC double glazed windows to the rear. With a double heated towel rail and spotlights to the ceiling, this bathroom combines functionality with contemporary design.

### Outside

The front of the property has been thoughtfully designed to maximise space and convenience, featuring a paved driveway that comfortably accommodates parking for at least three cars. Gated access on both sides of the property leads to the rear garden, enhancing accessibility. Additionally, there is a garage space with an open-over door, intended for storage purposes only. Inside the garage, you'll find the gas central heating boiler, racking which will be included in the sale, along with power points for added utility.

The rear garden has been meticulously landscaped by the current owners to create a delightful outdoor space. Featuring a porcelain tiled patio, it provides an inviting seating area that is perfect for entertaining guests. Beyond the patio, sleepers lead to a well-maintained lawn, offering ample space for children to play. The fenced boundaries ensure privacy and security. A shed, which will be included in the property sale, offers additional storage space, with an electricity cable ready to connect to the fuse box for power. Convenient amenities include an outside tap and gated access to both sides of the property, leading to the front. An outhouse further enhances storage options, making this garden both functional and charming.

### Additional Information

Tenure: Freehold

Council Tax Band: C

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

