



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - higher energy costs	
100-120	G
81-100	F
61-80	E
41-60	D
21-40	C
1-20	B
1-20	A

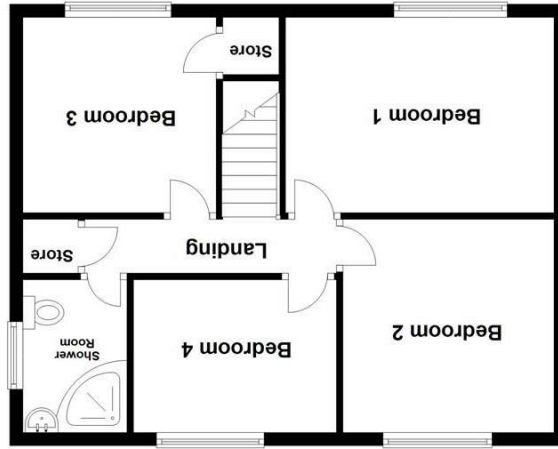
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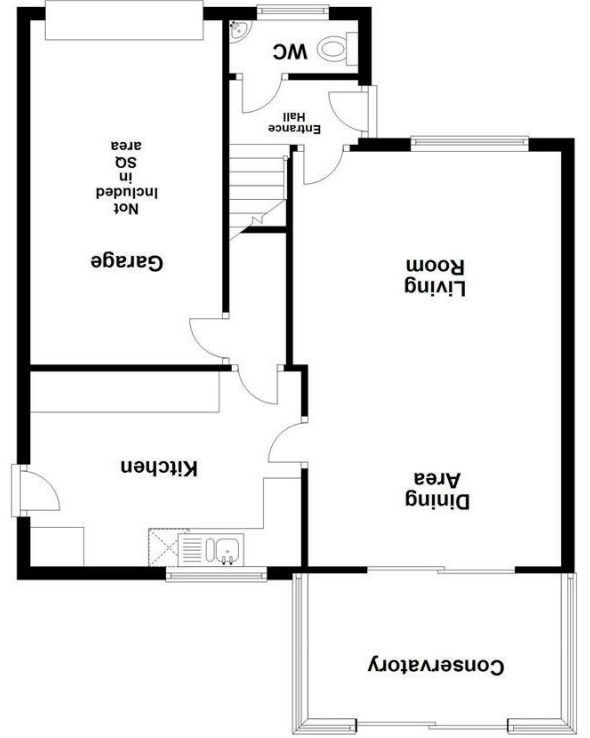
**John Sankey**  
Estate Agents

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Total area: approx. 105.7 sq. metres (1137.3 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 Floorplan.



First Floor  
 Approx. 51.6 sq. metres (557 sq. feet)



Ground Floor  
 Approx. 54.0 sq. metres (581.6 sq. feet)



**John Sankey**

8 Kingsthorpe Close, Forest Town, Notts, NG19 0PD  
 Or Nearest Offer £255,000

**John Sankey**  
Estate Agents



# Kingsthorpe Close

## Forest Town

Located in a sought-after area close to local amenities, including schools, shops, and bus services, this four-bedroom detached family home offers ample potential for upgrades to create a dream residence. Upon entering, you're greeted by an entrance hall and a convenient downstairs WC, perfect for families. The living dining room provides generous space for both relaxation and entertaining, complemented by a bright conservatory overlooking the rear garden. The fitted kitchen adds to the functionality of the home, while the integral garage presents an opportunity for conversion, subject to planning permissions.

Upstairs, FOUR WELL-APPOINTED BEDROOMS await, offering versatility for various needs. A three-piece shower room caters to the family's daily requirements. The property's solar panels contribute to potential energy savings, adding to its appeal.

Externally, a driveway provides parking space, and the low-maintenance garden enhances outdoor enjoyment. Offered with NO UPWARD CHAIN, this property presents an exciting opportunity to create a comfortable and convenient family residence.

### How To Find The Property

Take the Woodhouse Road A60 out of Mansfield to the traffic lights by United Carpets, turn right into Old Mill Lane and continue to the roundabout by Asda, turn right into Heatherley Drive and then right into Newtondale Avenue. Take the second right into Kingsthorpe Close following round to the right, where the property is located on the right hand side, clearly marked by one of our sign boards.

### Entrance Hall

6'5" x 3'2"

The entrance hall, accessed through a UPVC double glazed door, features stairs leading to the first floor and a power point. Internal doors lead to the living/dining room and the downstairs WC.

### Downstair WC

6'5" x 2'8"

The downstairs WC features a corner sink unit with a mixer tap, a low flush WC, and a central heating radiator. There is a UPVC double glazed window to the front aspect and wet wall boarding on the walls.

### Living/Dining Room

20'9" x 13'5" maximum

The living/dining room is a spacious area, perfect for both relaxing and entertaining. It features two central heating radiators and ceiling lights, one of which has an attached fan. A UPVC double glazed window to the front aspect provides plenty of natural light, while a sliding patio door to the rear offers access to the conservatory. There is ample space to dine comfortably for at least six people, along with a TV point and power points. Internal door lead to the kitchen.

### Conservatory

12'10" x 7'3"

The conservatory is a lovely addition to the property, offering a space to relax and enjoy views of the rear garden. It features UPVC double glazed windows and a door, allowing plenty of natural light to enter, as well as access to the rear garden. The conservatory is equipped with tiled flooring, a power point and a sliding patio door that leads to the living/dining room.

### Kitchen

13'7" x 9'9"

The kitchen is well-equipped with wall and base units, featuring a spacious work surface housing a 1 1/2 bowl sink and drainer unit with a mixer tap. Included in the property sale is a freestanding range-style cooker with a five-ring electric hob, as well as a washing machine and fridge freezer. The kitchen also includes a central heating radiator and a UPVC double glazed window overlooking the rear aspect, providing natural light. A door to the side offers convenient access to the garden, and a useful cupboard beneath the stairs provides additional storage space. An integral door leads into the garage.

### First Floor

#### Bedroom No 1

13'7" x 9'9"

Bedroom one is situated at the front of the property and offers a spacious layout suitable for a double bed. The room benefits from a UPVC double glazed window, which allows plenty of natural light to illuminate the space. Additionally, there is a central heating radiator along with power points.

#### Bedroom No 2

10'8" x 10'7"

Bedroom two is a spacious double room situated at the rear of the property, providing a tranquil view of the garden through its UPVC double glazed window. Equipped with a central heating radiator and power points.

#### Bedroom No 3

9'9" x 9'8"

Bedroom three features a UPVC double glazed window to the front aspect, offering ample natural light. Equipped with a central heating radiator and power points, this room also includes a fitted cupboard, providing additional storage space. If needed, the cupboard can be easily converted into hanging space, catering to various storage needs.

#### Bedroom No 4

10'2" x 7'8"

Bedroom four offers a UPVC double glazed window overlooking the rear garden, providing natural light. Equipped with a central heating radiator and power points, this room serves as a well-sized fourth bedroom in our opinion.

### Shower Room

7'8" x 5'6"

The shower room features a low flush WC, a pedestal sink with a mixer tap and a mains-fed shower cubicle. Designed for easy maintenance, it includes non-slip flooring and wet wall boarding on the walls. Additionally, there is a chrome heated towel rail, spotlights on the ceiling, and a UPVC double glazed window providing natural light from the side aspect.

### Outside

The front of the property features a driveway offering parking space, flanked by lawns on either side and leading to the main entrance door via a pathway. Gated access on one side leads around to the rear garden.

The rear garden comprises a lawn area with well-tended borders, along with an outside tap. Gated access on the side aspect leads back around to the front driveway, all enclosed by fenced boundaries.

### Garage

The garage is equipped with an up and over door and features power and lighting. Fitted units and workspace are available at the back of the garage, offering practical storage solutions. Given its integral nature, there is potential, subject to obtaining relevant planning permissions, to convert the garage into additional living space if desired.

### 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.

The property also benefits from solar panels which are owned and will be transferred to the new owners, which provides the possibility of cheaper utility bills and possible kick back dependant on utility usage.

