



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

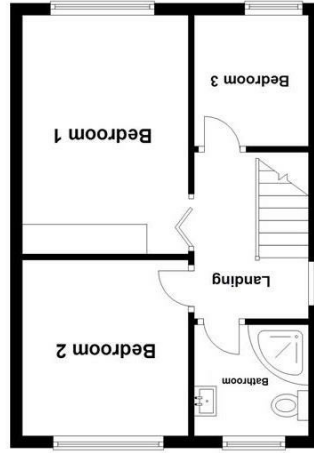
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41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
 Email: lettings@johnsankey.com www.johnsankey.com



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.  
 Total area: approx. 89.2 sq. metres (959.8 sq. feet)



First Floor  
 Approx. 34.2 sq. metres (367.8 sq. feet)



Ground Floor  
 Approx. 55.0 sq. metres (592.0 sq. feet)



11 Clipstone Road East, Forest Town, Notts, NG19 0HS  
 £180,000





# Clipstone Road East

## Forest Town

Viewing is essential to appreciate this nicely presented, well maintained THREE BEDROOMED Semi Detached House in a popular residential location, close to several schools, large supermarket, shops, restaurants, businesses, bus routes and the beautiful Vicar Water country park. A short car journey to Mansfield town centre and the abundance of amenities that provides. The accommodation comprises of a hallway, lounge with multi fuel log burner, dining room with opening to the kitchen, conservatory looking out onto the well maintained manageable rear fully enclosed garden, utility room, downstairs wc, three first floor bedrooms, master with fitted wardrobes, stylish family shower room, off street parking to the front for several vehicles, enclosed rear garden with patio and barbecue area. The boiler is approx two years old. This family home is truly gem with all the extras it has to offer, to the standard properties in this area at that price, eg utility, downstairs wc, conservatory and log burner. Don't delay book a viewing today on 01623 627247.

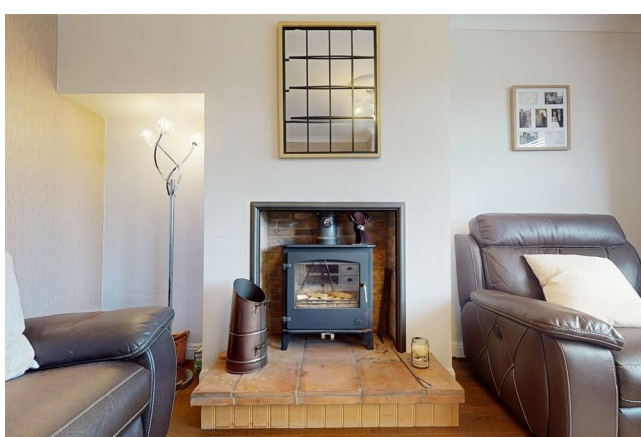
### How to find the property

Leave Mansfield via the A60 Woodhouse Road and turn right at the Fourways traffic lights onto Old Mill Lane, turn left over the first mini roundabout then left at the second mini roundabout onto Sandlands Way over the next mini roundabout continue to the junction at the top then turn left then immediately second left onto the slip road, the property is clearly marked by one of our signboards.

### Entrance Hall

5'1" x 4'7" maximum

With stylish bespoke composite door into hallway, upvc to the side, stairs to the first floor, radiator and door to the lounge.



### Living Room

14'6" maximum into bay x 12'6"

A beautifully appointed living space, with large upvc window to the front, laminate floor, door to walk in storage cupboard, radiator and door through to the dining room. The main feature of this room is the multi fuel log burner, nestled into the chimney breast wall.

### Dining room

12'6" x 9'9"

With radiator, doors to the utility room, downstairs wc and opening to the kitchen.

### Kitchen

13'10" x 6'5"

Fitted with a range of wall and base units cupboards and drawers, cooker, sink and drainer, space for fridge and freezer, plumbing for washing machine, window and door leading into the conservatory.

### Conservatory

13'1" x 9'6"

Upvc double glazed with French doors to the rear, electric radiator and tiled floor.

### Utility room

5' x 3'

With upvc window, plumbing for washing machine and wall mounted gas central heating boiler, approximately two and half years old.

### Downstairs wc

4'4" x 3'

With corner wc, wash hand basin and extractor fan.

### First Floor

#### Stairs and landing

9'2" x 6'4"

With access to 3/4 boarded loft, upvc window to the side and doors to the bedroom and shower room.

### Bedroom one

12'8" x 9'2"

With upvc window to the front, radiator and fitted wardrobes to one wall with sliding doors.

### Bedroom two

10'4" x 9'2"

With upvc window to the rear and radiator.

### Bedroom Three

7'3" x 6'4"

With upvc window to the front and radiator.

### Shower room

6'4" x 6'2"

Three piece suite comprising of:- corner shower with electric shower, wash hand basin in vanity unit, low flush wc, part boarded, chrome heated towel rail and upvc window to the front of the property.

### Outside

#### Gardens front and rear

The front of the property is part enclosed with off street parking for several vehicles, to the side is a shared drive with gated access to the rear garden.

The delightful rear garden is laid to lawn with garden shed and slatted patio area.

### Additional Information

Standard construction

Freehold

Council Tax Band C

Log burner certificated

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

