

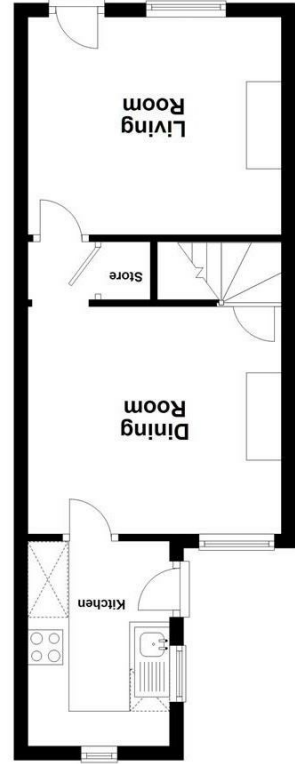
41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
 Email: lettings@johnsankey.com www.johnsankey.com



Total area: approx. 66.1 sq. metres (711.8 sq. feet)  
 Whilst every attempt has been made to ensure the accuracy of this plan and its measurements are for illustrative purposes only, 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.



First Floor  
 Approx. 33.1 sq. metres (355.9 sq. feet)



Ground Floor  
 Approx. 33.1 sq. metres (355.9 sq. feet)



9 Quarry Lane, Mansfield, Notts, NG18 5DB  
 £165,000



# Quarry Lane

## Mansfield

Are you looking for a quaint property with a period feel and stunning lush green views which has been replumbed, rewired and remodelled then look no further than this mid cottage within walking distance of the town centre with the abundance of amenities that has to offer, including train station, retail parks, restaurants, wine bars and many, many more. This delightful fully renovated TWO/THREE BEDROOMED cottage with fully fitted kitchen with some appliances including fridge, freezer, oven, hob and washing machine, dining room with feature inglenook, lounge with stunning views to the front over the River Maun path, two first floor bedrooms, family bathroom, access to the attic room which has a loft ladder, heating, electricity and a window. The property benefits from being sold with NO ONWARD CHAIN. Externally the property boasts parking for three vehicles to the rear with access off a private road, enclosed garden and garden to the front with steps leading to Quarry Lane and the town centre. The location and views at the front are the icing on the cake, so don't delay book a viewing today.

### How to find the property

Leave Mansfield via St Peter's Way, then left onto Portland Street and at the traffic lights turn right onto Quarry Lane, continue past Mansfield Town football ground, then on the past the row of cottages as access and parking are to the rear. After passing the cottages turn immediately right onto Highfield Way, then immediately right again onto Sibthorpe Way, then right again into the resident and visitors parking area. In addition to the resident parking area, there is a three space private parking belonging to the property, that is situated directly to the back of the property, which we will make clear to you upon viewing the property. Please note if you are travelling to the property from Sheepbridge Lane end, then the turn for the parking is on the left directly before the cottages.

### Ground Floor



### Living Room

11'11" x 10'3"

With a uPVC double glazed window to the front of the property, composite door, cupboard housing the meters, central heating radiator and adam style fire surround housing an electric fire.

### Dining Room

11'11" x 10'8"

With access to the lounge, kitchen and the first floor, inglenook opening, tiled hearth, radiator, numerous plug sockets, uPVC double glazed window to the rear and door to understairs storage.

### Kitchen

9'8" x 6'8"

Fitted with a range of wall and base units, cupboards and drawers, oven and hob with extractor fan over, uPVC dual aspect windows to the side and rear, washing machine, fridge and freezer included, uPVC door to the rear garden, cupboard housing the central heating boiler approximately ten years old, tiled floor, tiled splashbacks and spotlights to the ceiling.

### First Floor

#### Stairs and Landing

13'9" x 2'7"

With doors to three bedrooms and family bathroom.

#### Bedroom No. 1

11'11" x 10'3"

With uPVC double glazed window to the front with stunning views over the River Maun and the path, central heating radiator and hatch with access to the attic room.

#### Bedroom No. 2

10'8" x 9'

With a uPVC double glazed window to the rear, storage cupboard, built in wardrobe and central heating radiator.

### Bathroom

9'8" maximum x 6'8"

Having a three piece suite comprising of bath with hand held shower fitment, wash hand basin, low flush w.c., uPVC double glazed window to the side and central heating radiator.

### Second Floor

### Attic Room

Access via bedroom 1 with loft ladders, central heating radiator and uPVC double glazed window.

### Outside

#### Gardens Front

The property is laid to lawn with low maintenance area and steps onto Quarry Lane and across the road to the River Maun path with fantastic views.

#### Gardens Rear

The rear garden is fully enclosed with shared gated access, there are two outbuildings with uPVC doors for storage, laid to lawn and steps down to the back door.

### Parking

There is private parking for three cars to the rear of the property with access off a private road from Highfield Way/Sibthorpe Way and will be pointed out on viewing the property.

### Additional Information

Freehold

Standard construction

Rewired and re-plumbed in 2011

Current valid gas safety certificate

Council tax band A

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

### Further Additional information

The current vendor has completely renovated the property since purchasing.

The property has been completely rewired, re-plumbed with new boiler, new windows and doors, new internal doors, insulated dining room and kitchen floors, kitchen, bathroom and attic room ceilings insulated. In addition to the two bedrooms there is an attic room, with access from the master bedroom via loft ladders, with radiator, lighting, electricity and a window. The property has a modern roof and not one of its era.

