



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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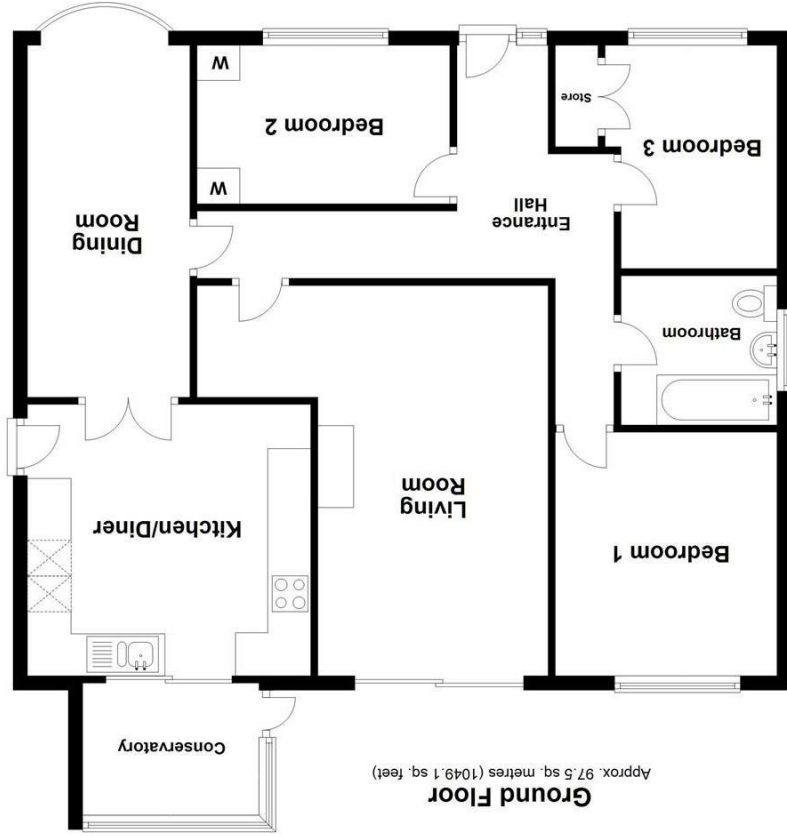
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Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using PlanUp.

Total area: approx. 97.5 sq. metres (1049.1 sq. feet)



John Sankey

13 Saville Road, Sutton-In-Ashfield, Nottinghamshire, NG17 3DF
 Guide Price £330,000 to £340,000

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Saville Road

Sutton-In-Ashfield

* GUIDE PRICE £330,000 TO £340,000 * This stunning property is testament to the current owners. Being presented immaculately throughout, this neutrally decorated Detached Bungalow is certainly worth your attention. We were immediately impressed with the interior as soon as we walked through the door from the spacious lounge and separate dining room and generous sized kitchen to the THREE VERY WELL PROPORTIONED BEDROOMS and three piece bathroom suite. The property further benefits from a conservatory which overlooks a beautifully manicured landscaped rear garden while the front of the property has a shaped lawn and a block paved driveway providing parking comfortably for several vehicles, this in turn continues to the side of the property and leads to a brick built GARAGE which has power and lighting.

Saville Road is located in an ever popular residential location within close proximity to local shops, schools, bus services and fantastic links. We would strongly recommend to book an early viewing to avoid missing out.

How to find the property

Take the Sutton Road A38 out of Mansfield to the traffic lights by the Sir John Cockle public house, turn right onto Skegby Lane following to the next set of lights where you continue straight ahead at the lights onto Mansfield Road for approximately half a mile before turning left into Saville Road. The property is then located on the left hand side.

Ground Floor



Entrance Hall

A welcoming, neutrally decorated hallway accessed via a uPVC double glazed door, there are telephone and power points, coving to the ceiling and internal doors to all of the bungalow's accommodation.

Lounge

17'11" x 15'11" maximum reducing to 10'8"

A lovely size main lounge having uPVC double glazed patio doors providing plenty of natural light and views and access out to the garden, there is a stone effect fire centrepiece which sits as the central feature, central heating radiator, television and power points.

Dining Room

16' x 7'11"

A uPVC double glazed window to the front aspect provides the room with plenty of natural light, there is coving to the ceiling, central heating radiator, power points and double doors lead into the kitchen.

Kitchen

12'10" x 11'6"

A fantastic size kitchen offering a comprehensive range of wall and base units, a roll edge work surface houses a one and a half bowl sink and drainer unit with a mixer tap, integral oven with a built in microwave above, a four ring gas hob with an extractor, there are tiled splashbacks and tiled flooring, uPVC double glazed door to the side of the property leads out to the side driveway, a central heating radiator and a patio door leads into the conservatory.

Conservatory

8'1" x 6'10"

The conservatory offers a lovely space to relax with uPVC double glazed windows and doors with views and access to the garden, tiled flooring and patio door into the kitchen.

Bedroom No. 1

10'2" into the wardrobe x 11'2"

A uPVC double glazed window overlooks the well manicured rear garden, there is a central heating radiator and power points. The wardrobes and dresser drawer units in this room are to be included within the property sale and have plenty of storage space which is a huge advantage for any buyer.

Bedroom No. 2

11'7" x 7'3"

A uPVC double glazed window to the front aspect, a central heating radiator, a fitted wardrobe with over bed storage and power points.

Bedroom No. 3

10'2" x 7'11"

A generous sized third bedroom with a uPVC double glazed window to the front providing plenty of light, a fitted storage cupboard which houses the Baxi gas central heating boiler, central heating radiator and power points.

Bathroom

A modern three piece suite fitted in white comprising briefly of a low flush w.c. with a pedestal sink, a panelled bath with fully tiled walls and floor, a chrome heated towel rail and a uPVC double glazed window to the side.

Outside

Gardens Front

The property occupies a lovely plot with a spacious block paved front providing parking comfortably for several vehicles, there are wrought iron gates to the right of the property giving access to further parking and the brick built garage. There is also a shaped lawn.

Gardens Rear

The rear garden is landscaped to include a paved patio, a dwarf wall with a shaped lawn, pebbled borders and path around, a further patio to the top of the garden and gated access to the driveway where you will find an outside tap. Access to the brick built garage which offers power and lighting. The garden is enclosed by timber fencing and backs onto the local school playing field.

