



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A

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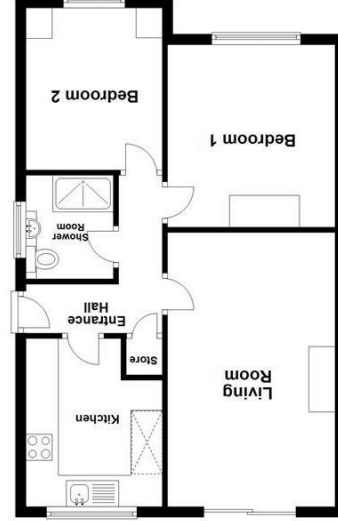
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John Sankey
 Estate Agents

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 produced using Planity.

Total area: approx. 54.0 sq. metres (581.0 sq. feet)



Ground Floor
 Approx. 54.0 sq. metres (581.0 sq. feet)



30 Little Hollies, Forest Town, Notts, NG19 0EB
 £189,950

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Little Hollies

Forest Town

LOOKING FOR A BUNGALOW IN A CUL-DE-SAC LOCATION, CLOSE TO AMENITIES? Then look no further, as we were immediately impressed on approach to this wonderful home where you are greeted by a driveway providing plenty of off road parking, a brick built GARAGE and a landscaped tiered garden. On entry to the property there is a welcoming entrance hall and neutrally decorated accommodation throughout which comprises briefly of a spacious lounge which gives potential buyers a superb space to relax in front of the coal effect electric fire with uPVC double glazed patio doors enjoying views to the garden and they also flood the room with plenty of natural light, there is a modern fitted kitchen with plenty of high gloss wall and base units, eye level oven, hob with extractor fan over, plumbing for washing machine, space for dryer and fridge freezer, TWO WELL PROPORTIONED BEDROOMS, both benefits from fitted wardrobes and to complete the accommodation there is a three piece shower room ideal for anybody who struggles with mobility. Further to this the property is GAS CENTRALLY HEATED and UPVC DOUBLE GLAZED throughout.

Little Hollies is located in a very popular and well regarded location within close proximity to plenty of local amenities including bus services and shops and being sold with NO UPWARD CHAIN in our opinion is also a huge advantage. Should you wish to purchase this lovely, well kept home, booking an early viewing is absolutely essential.



How to find the property

Take the Southwell Road A6191 out of Mansfield to the brow of the hill at the traffic lights by Fittapart, turn left into Carter Lane B6030, continuing through Forest Town, past Forest Town church before turning left onto Holly Drive, continue to the bottom and then turn left onto Holly Road, take the first right hand turn onto Little Hollies, continue to the top of the cul-de-sac, where the property is clearly marked by one of our signboards.

Ground Floor

Entrance Hall

9'11" maximum x 8'7" maximum

Having a radiator, access to the loft, airing cupboard and doors to the kitchen, lounge, two bedrooms and family shower room.

Kitchen

10'7" maximum x 8'7"

Which is modern and fitted with a range of contemporary high gloss white wall and base units, cupboards and drawers, high level oven, electric hob with extractor fan over, plumbing for a washing machine and space for a tumble dryer and fridge freezer, central heating radiator, tiled floor, bowl and a half sink and drainer, Worcester Bosch wall mounted boiler housed in a cupboard, uPVC window to the rear and tiled floor.

Living Room

17'2" x 10'6"

Having a uPVC double glazed sliding patio doors to the rear garden, an adam style fire surround housing an electric coal effect fire and central heating radiator.

Shower Room

6'6" x 5'6"

Which is modern with a double walk in shower which is stylishly boarded, the rest of the shower room has fully tiled walls with wash hand basin, low flush w.c., vanity unit, heated towel rail and uPVC double glazed window to the side.

Bedroom No. 1

11'5" x 10'6"

Having a uPVC double glazed window to the front, radiator, built in double wardrobe with sliding doors and integrated drawers.

Bedroom No. 2

10'2" x 8'7"

Having two fitted single wardrobes to the two corners, central heating radiator and uPVC double glazed window to the front of the property.

Outside

Garage

Having an up and over door and pedestrian door and window to the side, lighting and electricity.

Gardens Front

The front garden is nicely presented leading to the detached single garage.

Gardens Rear

The rear garden is fully enclosed with a patio area, tiered raised beds with an abundance of beautiful plants, flowers and bushes and a secret garden to the very top. There are views over Mansfield Woodhouse and Forest Town on a clear day.

Additional Information

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

Freehold

No onward chain

Council tax band B

Standard construction

