



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

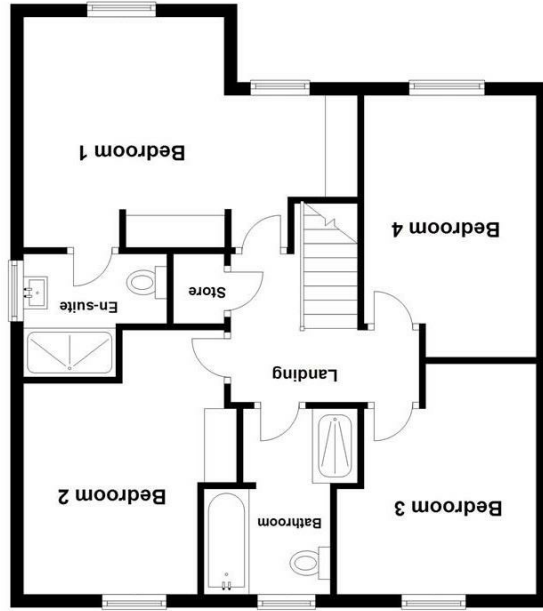
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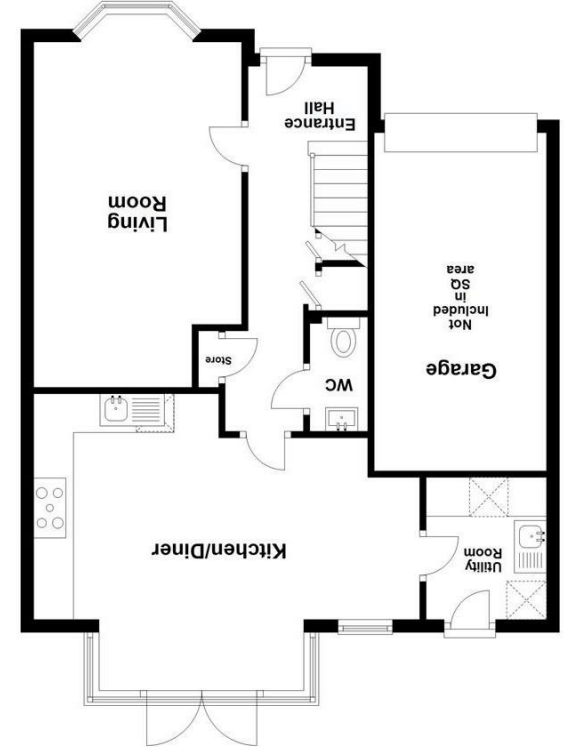
John Sankey
Estate Agents

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. 119.7 sq. metres (1287.9 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. 65.7 sq. metres (707.1 sq. feet)



Ground Floor
 Approx. 54.0 sq. metres (580.8 sq. feet)



37 Neptune Way, Mansfield, Notts, NG18 6AT
 Guide Price £340,000 to £350,000

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Neptune Way

Mansfield

GUIDE PRICE £340,000-£350,000 Located in the desirable Neptune Way, Mansfield, this stunning detached house is a true gem. Built in 2020, this property boasts four spacious bedrooms two modern bathrooms, perfect for a growing family or those who love to entertain guests.

As you step inside, you are greeted by a generous modern kitchen/diner/family room featuring elegant quartz worktops, ideal for preparing delicious meals and hosting gatherings. The family entertaining room provides a cozy space to relax and unwind, in addition to the stylish lounge. The utility room and downstairs cloaks are a must for growing family.

Parking will never be an issue with space for four vehicles, including off-street parking for three cars and a garage. The landscaped rear garden, with Indian sandstone patio area, offers a tranquil retreat for outdoor activities or simply enjoying the fresh air.

The property's four-piece family bathroom and en-suite provide convenience and luxury, ensuring everyone's needs are met. Situated in a sought-after postcode, this home is a rare find that combines modern amenities with a touch of elegance.

Don't miss the opportunity to make this house your home. Viewing is essential to fully appreciate all that this property has to offer.

How to find the property

Take the Southwell Road A6191 out of Mansfield to the brow of the hill to the traffic lights by fitapart. Continue straight ahead until reaching the traffic lights by the car garages. At the lights turn right onto Adams way, continue straight over the roundabout, and then approaching the second roundabout, take the right turn onto Lindhurst way west, then right onto Neptune way, follow the road round and the property is on the left hand side.

Ground Floor



Entrance Hall

18'8" x 7'3" maximum

With a storage cupboard fitted with shelves and additional bespoke under stair storage cupboards for optimum storage, doors to the downstairs w.c., lounge and family kitchen.

Living Room

17'7" x 10'7"

With uPVC bay window to the front of the property and central heating radiator.

Kitchen/Diner

19'8" x 15'2" maximum

Fitted with a modern contemporary range of wall and base units, cupboards and drawers, double oven, five ring gas hob, extractor fan over, white quartz worktops, upstands and splashbacks, plumbing for a dishwasher, french doors into bay with side windows making this a light and airy living entertaining space, opening onto the rear landscaped garden, sink and drainer, central heating radiator, space for table and chairs and additional chairs if required and door through to the utility room.

Utility Room

7'3" x 6'2"

Having a composite door leading through to the rear landscaped garden, stainless steel sink and drainer with modern tap, wall mounted central heating boiler, which is approximately four years old, plumbing for a washing machine, space for a dryer, base units, shelving and central heating radiator.

Downstairs W.C.

5'10" x 2'11"

With low flush w.c., wash hand basin, tiled splashbacks, radiator, spotlights to the ceiling and extractor fan.

First Floor

Stairs and Landing

9'7" x 7'7"

With access to the loft that is part boarded with lighting and loft ladders, airing cupboard, doors to four bedrooms and family bathroom,

Master Bedroom

17' maximum x 11'11"

Having two uPVC double glazed windows to the front, two set of treble fitted wardrobes and central heating radiator. This room has its own thermostat controlled heating that is different to the property meaning that you can be as cool or as warm as you want in this room. Door through to the en suite.

En Suite

7'4" maximum x 6'3" maximum

Having a uPVC double glazed window to the side, double walk in shower cubicle housing a mains shower, wash hand basin in a vanity unit, part tiled walls, low flush w.c. and extractor fan.

Bedroom No. 2

13'6" maximum x 10'10" maximum

Having a double fitted wardrobe, uPVC window to the rear and central heating radiator.

Bedroom No. 3

11'9" maximum x 10'2" maximum

Having a uPVC double glazed window to the front, central heating radiator and laminate flooring.

Bedroom No. 4

13'4" maximum x 8'9"

Having a uPVC double glazed window to the rear.

Bathroom

9'6" x 7'10" maximum

Having a four piece suite comprising of a bath, walk in shower with mains shower, low flush w.c. and wash hand basin in a vanity unit. UPVC double glazed window and extractor fan.

Outside

To the front of the property there is a driveway with parking for at least three vehicles leading to the single garage.

The rear garden is fully landscaped with Indian sandstone patio sun area, laid to lawn and gated access to the front of the property.

Garage

With an up and over door, power and lighting.

Additional Information

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

Freehold

Council Tax Band E

There is also a management company in place for the development called Meadfleet, who are responsible for maintaining the local communal areas & parks. A yearly maintenance fee is applicable currently £150 per annum (this fee can be subject to change)

