



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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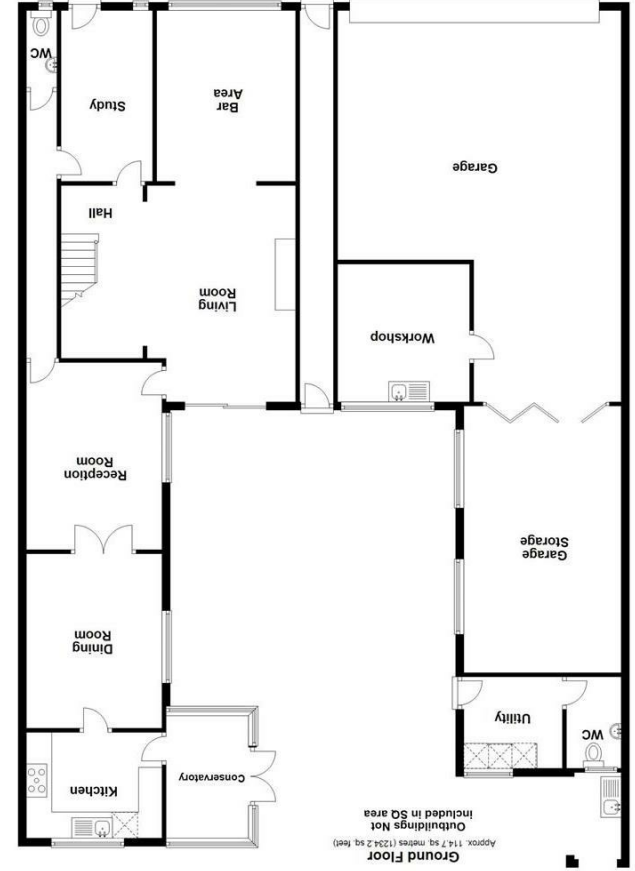
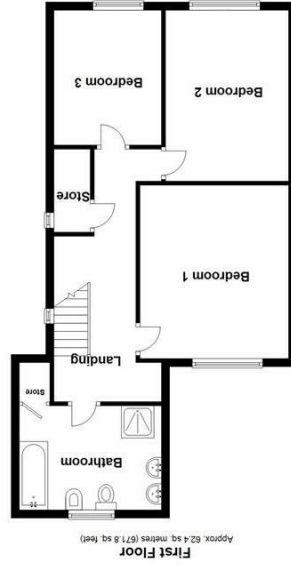


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John Sankey
 Estate Agents

Total area: approx. 177.1 sq. metres (1906.0 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 is for illustrative purposes only. Plans produced using Planity.



51 Mansfield Road, Blidworth, Notts, NG21 0RB
 Guide Price £450,000 to £475,000

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Mansfield Road

Blidworth

GUIDE PRICE £450,000-£475,000 Nestled in the charming village of Blidworth, Mansfield, this detached house on Mansfield Road is a true gem waiting to be discovered. As you step inside, you'll be greeted by not just one, but **FOUR RECEPTION ROOMS**, offering ample space for all your entertaining needs.

The property boasts three generously sized bedrooms, perfect for creating your own personal sanctuary. The bathroom provides a relaxing retreat after a long day.

One of the reception rooms is a unique feature - **A BAR WITH SPRUNG DANCE FLOOR** promising endless entertainment possibilities. Imagine hosting unforgettable gatherings in this special space!

Parking is taken care of with the driveway ensuring convenience for you and your guests. Plus the **31FT GARAGE** is a handy addition, complete with an **INTERNAL WORKSHOP, GYM ROOM** and utility area, catering to all your practical needs and the possibility (subject to planning and relevant permissions) to turn this into another dwelling/granny annex.

Outside, the large private rear garden is immaculately maintained, offering a peaceful oasis for relaxation or outdoor activities. This home truly offers a blend of spacious living areas and practical amenities, making it a must-see for those seeking a comfortable and versatile living space.

How to find the property

Take the Southwell Road A6191 out of Mansfield for approximately one and a half miles until reaching the roundabout Rainworth bypass, continue straight ahead at the roundabout onto Southwell Road East then take the first right turn onto Blidworth Lane continuing to the crossroads veering right onto Mansfield Road B6020, continue past Blidworth Leisure Centre and the property is then located on the right hand side.

Ground Floor

Second Entrance/Study

13'10" x 7'4"

A uPVC double glazed window and door provide access to the front elevation, there is a central heating radiator, coving to the ceiling and power points. This is a fantastic size room ideal for a home office with internal doors leading to the main lounge and the inner hallway.

Inner Hallway

Provides access to the study, second sitting room and downstairs w.c. There is also a central heating radiator and a blocked window to the side elevation.

Downstairs W.C.

Comprises briefly of a low flush w.c., a wall mounted sink with a uPVC double glazed window to the front aspect and central heating radiator.

Main Lounge

18'11" maximum reducing to 11'9" x 17'3"

A fantastic size main lounge having feature bare brick walls, a fire centrepiece, a uPVC double glazed patio door providing plenty of light to the room along with views and access out to the rear garden, there is an open balustrade staircase rising to the first floor, central heating radiator, internal doors lead to the study and second reception room and there is open access into the bar area.



Bar Area

13'7" x 11'2"

A fantastic space for anyone who enjoys to entertain having a fitted curved bar area with a wooden sprung dance floor, a uPVC double glazed window to the front aspect provides the room with plenty of natural light, there is a central heating radiator, power points and open access to the lounge.

Sitting Room

11'7" x 11'1"

A lovely second reception room having a uPVC double glazed window to the side aspect providing views to the garden and plenty of light to the room, central heating radiator, television and power points, internal doors lead to the main lounge and inner hallway and there are glazed double doors leading into the dining room.

Dining Room

14'1" x 11'3"

The fantastic size dining room would comfortably seat at least eight to ten people comfortably with double doors opening from the sitting room, there is the Worcester gas central heating boiler, a central heating radiator, coving to the ceiling, power points, a uPVC double glazed window to the side aspect providing light and views of the garden and an internal door leads into the kitchen.

Kitchen

11'1" maximum x 8'6"

The kitchen is equipped with a range of wall and base units, cupboards and drawers with a roll edge work surface over housing a sink and drainer unit with a mixer tap, there is a five ring Russell Hobbs electric hob with extractor above, there is an eye level Hotpoint double oven, complimentary tiled splashbacks, space and plumbing for a dishwasher, a central heating radiator, coving to the ceiling and a uPVC double glazed window to the rear aspect which provides views out to the garden and there is a further pvc door leading to the conservatory.

Conservatory

7'8" maximum x 10'

A fantastic space to relax. The conservatory has uPVC double glazed windows and french doors giving access out to the garden, there is feature downlighting, a central heating radiator which makes the room useable all year round, power point and an internal door giving access to the kitchen.

First Floor

Bedroom No. 1

13'10" x 9'11"

A superb size master bedroom with a uPVC double glazed window to the front aspect providing the room with plenty of light, there is a central heating radiator and power points.

Bedroom No. 2

13'11" x 12'2" maximum

A large double bedroom with a uPVC double glazed window to the rear aspect providing elevated views of a superbly manicured rear garden, there is a central heating radiator and power points.

Bedroom No. 3

10'10" x 8'9"

A very generous size third bedroom having a uPVC double glazed window to the front aspect, a central heating radiator and power points.

Storage Room/Dressing Area

Accessed from the landing this very useful and versatile space either provides a superb amount of storage or a dressing room depending on your requirements. There is also further potential and subject to relevant permissions, there is the possibility of converting it into a possible shower room.

Bathroom

The larger than average bathroom houses a six piece suite comprising briefly of a low flush w.c., his and hers sinks, a bidet, a panelled bath with a mixer shower attachment over and a separate mains fed shower cubicle with glazed door. There is a chrome heated towel rail, a central heating radiator, a cupboard providing storage, a further central heating radiator ideal for drying and airing clothes and a uPVC double glazed window to the rear aspect.

Landing

Provides internal doors to all of the upstairs accommodation, a central heating radiator and loft access which has a pull down loft ladder and is boarded for storage.

Garage

32'1" maximum x 22'9" maximum

The garage is split into several different rooms and absolutely must be seen to be appreciated as there is so much potential and subject to relevant permissions could quite easily become another dwelling but again this is subject to the relevant permissions. This superb space has an electric double up and over door, there is Harlequin black rubber floor covering, painted walls and a new panelled ceiling, there are plenty of power points, bi folding doors lead to the gym room and there is an internal door to the workshop.

Workshop

11'2" x 11'1"

The workshop is a fantastic space for anyone who likes woodwork or has particular interests, there is a fitted workbench that will be included within the property sale along with a sink area with storage beneath, there is a uPVC double glazed window to the rear aspect, an ample amount of power points and internal access into the main garage.

Gym Room

24'9" x 12'7"

Currently set up as a gym and storage room but offers huge potential depending on your requirements and would quite easily be suited to a home office, gym space or even a potential child's playroom. There is an ample amount of power points, bi folding doors leading into the main garage, two uPVC double glazed windows which provide plenty of natural light and an internal door to the utility room.

Utility Room

8'5" x 7'5"

Again offering so much potential this utility currently offers a work surface with space and plumbing for a washing machine and tumble dryer, there are power points with USB capabilities, a uPVC double glazed window to the rear aspect and a downstairs w.c. with tiled flooring and wall mounted sink and again subject to relevant permissions if the garage area was to be converted this would make a perfect kitchen area as most of the utilities are already in place.

Outside

Gardens Front

The main entrance to the property is a uPVC door between the main house and double garage which leads through to a further door to the rear garden, there is also a uPVC door leading into the study room but the front does offer a superb amount of parking with wrought iron fencing to the boundary and a garage with an electric up and over door.

Approach

The driveway offers parking quite easily for several vehicles or caravan or motor home parking.

Gardens Rear

This absolutely incredible large rear garden has to be seen to be appreciated. Landscaped over many years to what you see now there is a large paved main patio ideal for seating and entertaining, this in turn leads to a tiled area behind the garage with an outside sink and shower absolutely perfect if you have pets to hose down after a long walk or for any keen gardener who has been busy in the garden. Steps lead up to a further seating area with a sunk fire pit for those colder nights, there is a shaped lawn with dug out borders with beautiful shrubs planted, there is a raised rockery bed and further steps leading to the final part of the garden where there is a large shaped lawn with dug out areas and borders again with a variety of shrubs and trees planted, there are hedged boundaries which provide an incredible amount of privacy to this garden which once again must be viewed in person to appreciate just what is on offer. One further benefit to the garden is there are also external power points.

