



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
100-120	G
91-100	F
81-90	E
71-80	D
61-70	C
51-60	B
41-50	A
31-40	A
21-30	A
11-20	A
0-10	A

England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower running costs	
100-120	G
91-100	F
81-90	E
71-80	D
61-70	C
51-60	B
41-50	A
31-40	A
21-30	A
11-20	A
0-10	A

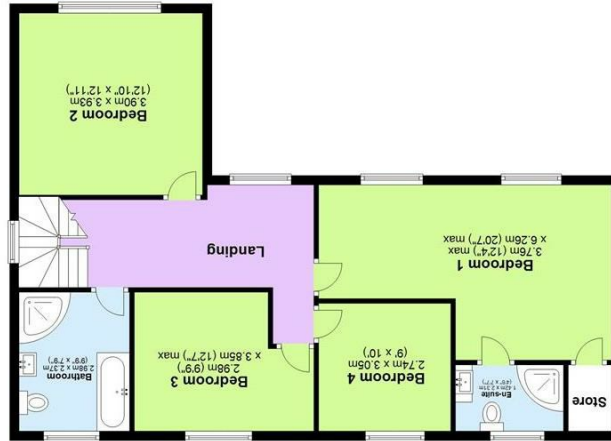


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John Sankey
 Estate Agents

Total area: approx. 160.2 sq. metres (1724.8 sq. feet)
 What every agent 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 PlanItPro.



First Floor
 Approx. 82.0 sq. metres (882.8 sq. feet)



Ground Floor
 Approx. 78.2 sq. metres (842.1 sq. feet)



John Sankey

Stoneycroft, 118 Skegby Lane, Mansfield, Notts, NG19 6PG
 Guide Price £515,000-£525,000

John Sankey
 Estate Agents



Skegby Lane

Mansfield

****GUIDE PRICE £515,000-£525,000****We are absolutely delighted to market this completely remodeled executive family home, which enjoys stunning views over the local area. From the moment we stepped inside, we were immediately impressed with the spacious interior and the extensive grounds on which the property sits. The stylish and thoughtfully designed accommodation begins with a lovely-sized welcoming entrance hall. This leads to two generously proportioned reception rooms, both featuring picture windows that flood the spaces with natural light. The stunning dining kitchen boasts a central island, integrated appliances, and ample space to comfortably dine for six to eight people. Adjacent to the kitchen is a convenient utility room and a downstairs W.C.

The first floor is accessed via a dog-leg staircase, with a surprisingly roomy landing that includes power points and space for a desk, making it an ideal office area with splendid views. The upper floor houses four very well-proportioned bedrooms. The main bedroom benefits from a quality-fitted en-suite, while a bespoke family bathroom services the remaining rooms.

Externally, the property offers an abundance of parking space and a garage, with potential to build additional garage space subject to relevant permissions. The rear garden is a superb blank canvas, perfect for those who love to entertain or for children to play, providing a private and versatile outdoor area.

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 at the lights into Skegby Lane following for approximately half a mile where the property is then located on the right hand side clearly marked by one of our signboards.

Ground Floor

Entrance Hall

A superb size welcoming entrance hall is accessed via a composite door, there is Kardean flooring which continues into the kitchen, there are power point, telephone point, central heating radiator, a dog leg staircase rises to the first floor and internal doors lead to two reception rooms and the kitchen.

Main Lounge

12'10" x 12'9"

A lovely sized main lounge having a beautiful picture uPVC double glazed window to the front aspect offering superb views over the local area, there are an ample amount of power points, television point, central heating radiator and newly fitted steel grey carpet.

Reception Room No. 2

17'4" x 10'9"

Another fantastic sized light and airy reception room having dual aspect uPVC double glazed windows and french doors, again offering elevated views over the local area, the french doors to the rear lead out to the garden, there are spotlights to the ceiling, two central heating radiators, plenty of power points, television point and newly fitted steel grey carpet.

Dining Kitchen

16'7" maximum x 12'10" maximum

A superb size dining kitchen ideal for entertaining having a bespoke kitchen offering a comprehensive range of wall and base units with fitted integral appliances including a fridge freezer and dishwasher, there is a central island cleverly designed to provide further storage units, a worktop houses a counter sunk sink and drainer unit with a mixer tap, four ring induction hob with down draught extractor, there is also an eye level Bosch double oven, a cleverly designed cupboard which leads into a secret pantry space which houses the Ideal gas central heating boiler and offers further very useful storage space along with a uPVC double glazed window, dual aspect uPVC double glazed windows flood the room with plenty of natural light, there is Kardean flooring, plenty of spotlights to the ceiling, central heating radiator, television and power points.

Utility Room

9'11" x 5'10"

The utility leads from the kitchen and has space and plumbing for a washing machine and condensing tumble dryer, there is a matching work surface and base and wall units to the kitchen with a sink and drainer unit and a mixer tap, dual aspect uPVC double glazed windows provide light, there is continuation Kardean flooring, a central heating radiator, spotlights, a fitted shelved cupboard allows further storage space and the utility further leads to the downstairs w.c..

Downstairs W.C.

A quality fitted suite comprising briefly of a low flush w.c., a vanity style sink unit with mixer tap and storage beneath, there is part tiling to the walls, fully tiled floor, chrome heated towel rail, spotlight to the ceiling and fitted electric mirror.

First Floor

Landing

Leading up from the dog leg staircase and is a spacious area which would quite easily house a desk for an office space offering elevated views to the local area via a uPVC double glazed window, there are power and internet points, central heating radiator, loft access and a window to the side aspect providing plenty of natural light. Furthermore there are oak doors leading to all of the upstairs accommodation.

Bedroom No. 1

21'4" maximum x 12'2" maximum

This spacious master suite has two uPVC double glazed windows to the front aspect with stunning views to the front, there are plenty of power points, two central heating radiators, television point, spotlights to the ceiling, a fitted storage cupboard with potential to create an internal wardrobe and an internal door to the en suite.

En Suite

A quality fitted three piece suite comprising briefly of a low flush w.c., a vanity sink unit with mixer tap and storage beneath, there is a mains fed corner shower cubicle with sliding glazed doors and rainfall shower, there are partly tiled walls and fully tiled flooring, a uPVC double glazed window to the rear aspect, chrome heated towel rail, spotlights to the ceiling and an electric mirror.

Bedroom No. 2

12'11" x 12'9"

A superb size double room again benefitting from stunning elevated views to the front aspect via a uPVC double glazed window.

Bedroom No. 3

12'6" maximum x 9'8" maximum

The third bedroom is again a double room in our opinion having plenty of power points and television point, a uPVC double glazed window which overlooks the rear garden and central heating radiator.

Bedroom No. 4

9'11" x 9'1"

The fourth bedroom is a generous size in our opinion having a uPVC double glazed window overlooking the rear aspect, an ample amount of power points along with a television point and central heating radiator.

Family Bathroom

Offering a spacious four piece suite having a low flush w.c., a vanity sink unit with storage beneath and a mixer tap and an electric demisting mirror with blue tooth capabilities, there is a panelled bath and a separate mains fed shower cubicle with sliding glazed door and rainfall shower, there is part tiling to the walls and fully tiled flooring, a chrome heated towel rail, spotlights to the ceiling and a uPVC double glazed window to the rear aspect.

Outside

Gardens Front

The front of the property has a fantastic size driveway providing ample parking for several vehicles and will be finished with a pebble drive and a porcelain path to the main entrance door, there is modern feature outside lighting and the front door is covered by a bespoke glass cover and with the contrast to the grey windows and door really sets this home off. The side and rear of the property are extremely spacious with the rear garden itself being enclosed by timber fencing and hedged borders.

Gardens Rear

The rear garden will be seeded therefore offering a blank canvas for the new owners. The external space is really impressive and is ideal for families if you have children or for those who love to entertain and there is open access to one side of the property in turn leading back round to the front.

Additional Information

Tenure: Freehold

Council Tax Band: D

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

