



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

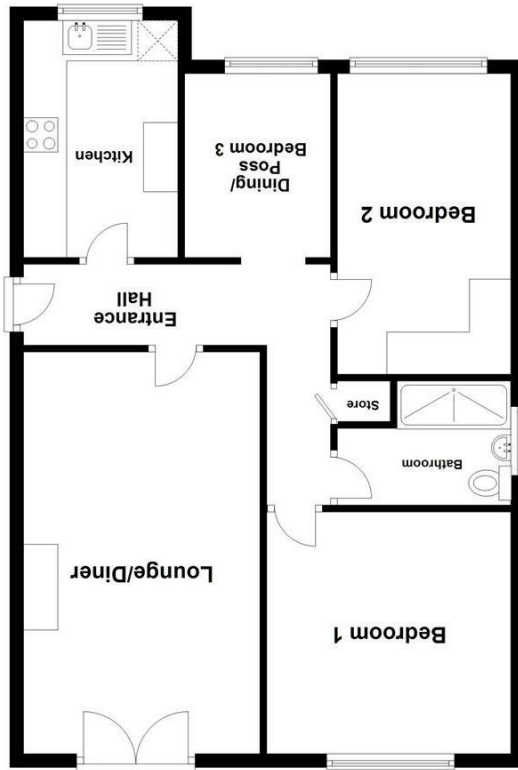
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John Sankey
Estate Agents

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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.



Ground Floor
 Approx. 72.4 sq. metres (779.2 sq. feet)

Total area: approx. 72.4 sq. metres (779.2 sq. feet)



John Sankey

16 Siena Gardens, Forest Town, Notts, NG19 0RT
 Guide Price £250,000 to £260,000

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Siena Gardens

Forest Town

***GUIDE PRICE £250,000-£260,000* * NO UPWARD CHAIN * * FORMERLY THREE BEDROOMS - EASILY CONVERTED BACK * This delightful detached bungalow offers a perfect blend of comfort and convenience. Boasting a lovely size living/dining room, plus a separate dining space which offers versatility to be utilised as the third bedroom, as neighbouring properties were built with this room as the third room initially. The reception rooms are ideal for relaxing or entertaining, along with two double bedrooms, this property is perfect for those seeking a peaceful retreat.**

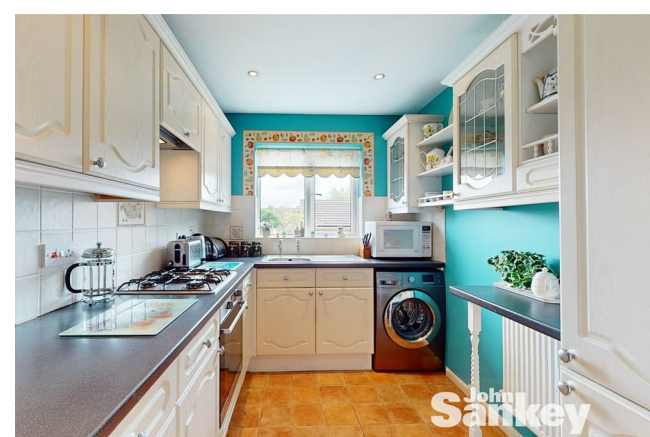
Built in 2003, this well-maintained home features a beautifully remodelled bathroom in 2021, adding a touch of modern elegance. The property's immaculate presentation is sure to impress, offering a welcoming atmosphere from the moment you step inside.

Situated at the top of a tranquil cul-de-sac, this bungalow provides a serene living environment with the added benefit of parking space for up to three vehicles.

Conveniently located near local bus services and amenities, this property offers both comfort and accessibility. Don't miss the opportunity to make this charming bungalow your own in this sought-after location.

How To Find The Property

Leave Mansfield via the A60 Woodhouse Road and at the traffic lights at The Fourways turn right onto Old Mill Lane and at the second roundabout turn left onto Sandlands Way and the second right onto Holly Road, continue up and it is the fourth right onto Siena Gardens and the property is then then located at the bottom of the cul-de-sac on the right, clearly marked by one of our signboards.



Entrance Hall

14'8" maximum x 11'6" maximum

Accessed via a uPVC double glazed door from the driveway. Internal doors lead to all of the bungalow's accommodation along with feature coving to the ceiling, central heating radiator and power point. Additionally there is also loft access where the gas central heating boiler is located and providing useful storage solutions.

Lounge/Diner

19'3" x 11'4"

A spacious lounge benefits from a gas fire centrepiece which sits as the central feature, neutrally decorated walls offer a blank canvas for any buyer, there are two central heating radiators, coving to the ceiling and uPVC double glazed french doors leading out to the rear garden which also provide the room with natural light. Additionally there are power points and a television point.

Kitchen

11'4" x 7'5"

Offers a comprehensive range of wall and base units with a work surface over housing a four ring gas hob with oven beneath and extractor above, there are complimentary tiled splashbacks, the fridge freezer and washing machine are negotiable subject to offer, a uPVC double glazed window to the front aspect gives the room natural light and there is also a central heating radiator and spotlights to the ceiling.

Dining/possible Bedroom No. 3

8'10" x 7'

This room can accommodate six people with a uPVC double glazed window to the front aspect, central heating radiator and power points. This room also offers versatility and with the addition of a door could quite easily be utilised as a third bedroom as many of the neighbouring properties were initially built this way.

Bedroom No. 1

11'8" x 11'7"

Located to the rear of the property with a uPVC double glazed window enjoying views to the garden. This spacious double bedroom benefits from coving to the ceiling, central heating radiator, television and power points.

Bedroom No. 2

14'5" x 8'4"

Again a generous size double room with a uPVC double glazed window located to the front aspect, fitted wardrobes are an advantage to this room along with a central heating radiator and power points.

Bathroom

8'5" maximum x 5'11"

A modern three piece suite installed in 2021 and completely remodelled offers a low flush w.c, a pedestal sink unit with a mixer tap and walk in electric shower cubicle with wet wall boarding to the cubicle itself, central heating radiator and uPVC double glazed window to the side aspect.

Outside

The property is located to the bottom of the cul-de-sac with a low maintenance frontage and a driveway providing parking comfortably for at least two to three vehicles, the driveway then leads to a garage which has an up and over door, power, lighting and gated access to the rear garden.

The rear garden is landscaped to include a paved patio area for seating ideal for relaxing, a shaped lawn with dug out borders and shrubs planted and to the top of the garden there are raised retaining walls with delightful shrubs and trees planted. There is gated access to both sides of the property which is an advantage in gaining access round to the front and the shed behind the garage will also be included within the property sale. Outside tap located on the side of the property.

Additional Information

Tenure: Freehold

Council Tax Band: C

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

