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EU Directive 2002/91/EC	
Minimum energy efficiency - lower CO2 emissions	
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B	81-91
C	69-80
D	55-68
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F	13-38
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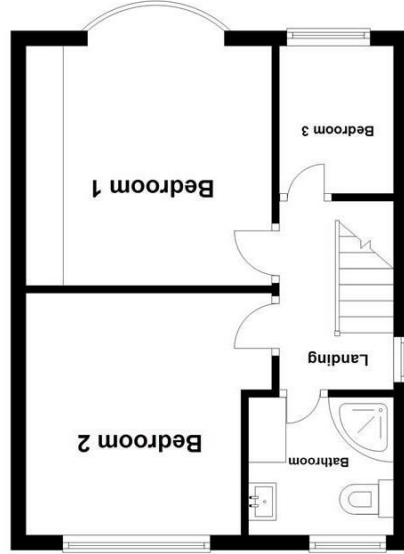
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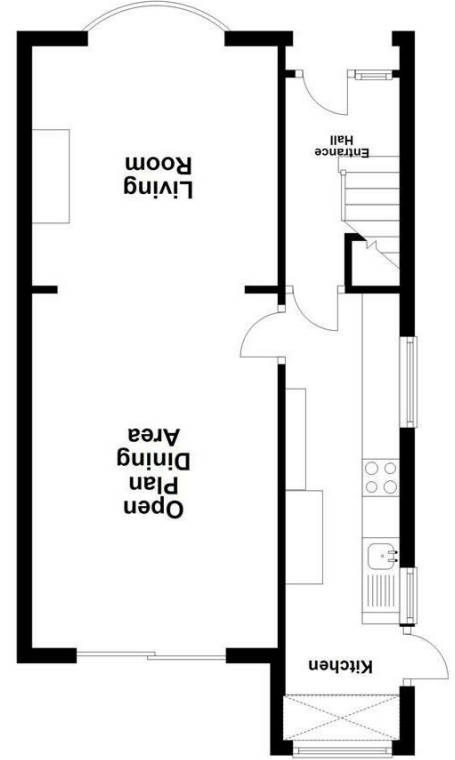
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 Estate Agents

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 and its measurements are for illustrative purposes only.
 Plan produced using PlanUp.

Total area: approx. 74.8 sq. metres (805.0 sq. feet)



First Floor
 Approx. 33.0 sq. metres (355.1 sq. feet)



Ground Floor
 Approx. 41.8 sq. metres (449.9 sq. feet)



42 Jenford Street, Mansfield, Notts, NG18 5QX
 Guide Price £180,000 to £190,000

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Jenford Street

Mansfield

****GUIDE PRICE £180,000-£190,000**** This delightful semi-detached house offers a perfect blend of comfort and style. As you step inside, you'll be greeted by a well-proportioned accommodation featuring an open plan living/dining reception room which is perfect for hosting & entertaining. Plus three bedrooms, ideal for a growing family or those who love to entertain guests.

The property boasts a newly fitted shower room, adding a touch of modernity to the classic charm of the house. The neutral decor throughout provides a blank canvas for you to unleash your creativity and make this house truly feel like home.

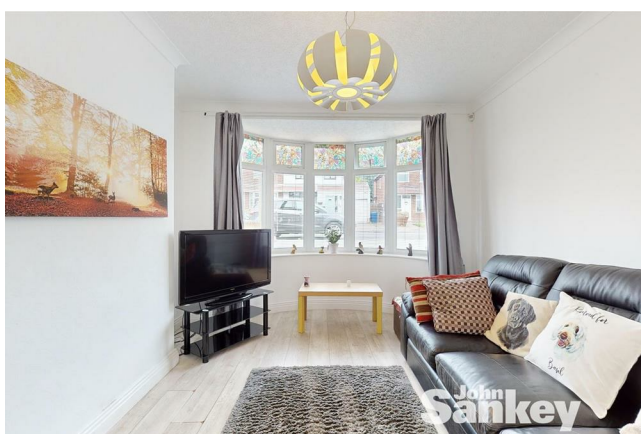
One of the highlights of this property is the lovely garden with a raised decked seating area, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family. With a driveway to the front providing parking comfortably for two vehicles, convenience is at your doorstep.

Situated close to local amenities and with easy access to A38 road links, this home offers the perfect balance of tranquillity and connectivity. Don't miss the opportunity to make this charming property your own and create lasting memories in a place you'll be proud to call home.

How to find the property

Take the Sutton Road A38 out of Mansfield then turning right onto Kirkland Avenue following until this becomes Jenford Street, the property is then located on the right hand side.

Ground Floor



Entrance Hall

9'2" maximum x 5'

Accessed via a uPVC double glazed door to the front of the property, stairs rise to the first floor, there is also a central heating radiator, a cupboard beneath the stairs providing useful storage solutions and laminate flooring which continues throughout the ground floor.

Open Plan Living Dining Area

A spacious room with neutral decoration and a dual aspect uPVC double glazed bay window to the front and sliding patio door to the rear flood the room with plenty of natural light, this space is perfect for those who like to host and entertain, there is a fire centrepiece to the dining area which sits as the central feature, there are two central heating radiators, one to the lounge and one to the dining space, television and power points and space to dine comfortably for at least eight people.

Living Room

10'10" x 10'6"

Open Plan Dining Area

15'7" x 10'10"

Kitchen

19'8" x 5'

A spacious galley kitchen providing a comprehensive range of wall and base units, there is a roll edge work surface which houses a four ring gas hob with fitted extractor above and oven beneath, integral fridge freezer, a circular sink and drainer unit with a mixer tap and complimentary tiled splashbacks. There is space and plumbing for a washing machine, a central heating radiator and dual aspect uPVC double glazed windows and doors provide views and access out to the lovely rear garden and the Baxi gas central heating boiler is also located here.

First Floor

Bedroom No. 1

10'10" x 10'10"

Located to the front of the property and benefits from fitted wardrobes with sliding mirrored doors to one wall, a bay uPVC double glazed window to the front aspect offers the room plenty of natural light along with a ceiling fan and lighting, additionally there is a central heating radiator and power points.

Bedroom No. 2

10'10" x 10'8"

Another fantastic size double bedroom enjoying views to the rear via a uPVC double glazed window, not only that views are also available over the local area, there is a central heating radiator and power points.

Bedroom No. 3

6'6" x 5'

Located to the front of the property there is a uPVC double glazed window offering natural light, a central heating radiator and power points.

Shower Room

6'4" x 6'1"

The shower room was completely remodelled at the beginning of 2024 and now offers a beautiful three piece suite which includes a low flush w.c., a vanity style sink unit with waterfall mixer tap with storage beneath, a mains fed rainfall shower cubicle with sliding glazed doors and wet wall boarding to the walls, spotlights to the ceiling provide plenty of light, additionally there is a heated towel rail and a uPVC double glazed window to the rear aspect.

Outside

Gardens

The front of the property has a concrete driveway providing parking for at least two cars or potential caravan storage should you require and access to the main entrance door.

The rear garden is landscaped to include a raised decked patio seating area which is ideal for relaxing on those summer evenings or for entertaining guests. Steps lead down to a lawned garden which benefits from an array of shrubs and trees planted, there is also a concrete sectional garage with barn style doors, power and lighting.

Additional Information

Tenure: Freehold

Council Tax Band: B

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

