



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
100-120	A
91-100	B
81-90	C
71-80	D
61-70	E
51-60	F
41-50	G
31-40	H
21-30	I
1-20	J

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John Sankey
 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 misstatement. This plan and its measurements are for illustrative purposes only.
 Plan produced using Planlady.

Total area: approx. 101.0 sq. metres (1087.4 sq. feet)



John Sankey

18 Stanley Road, Forest Town, Notts, NG19 0BY
 Offers Over £350,000

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 Estate Agents



Stanley Road

Forest Town

Nestled in the sought-after location of Stanley Road, Forest Town, Mansfield, this individual detached house is a true gem waiting to be discovered. Boasting three bedrooms, two of which come with fitted wardrobes, this property offers ample space for a growing family or those who love to entertain guests.

The four-piece bathroom, complete with a recently fitted central heating boiler, ensures modern comfort and convenience. The property features two generous reception rooms, providing versatile spaces for relaxation and social gatherings. The kitchen comes equipped with some appliances, and there is a generous utility room for added functionality.

Situated on a large plot, The generous front garden and driveway can provide off street parking for numerous vehicles, including caravan and motor homes, this home also includes a detached double garage with electric doors, perfect for car enthusiasts or those in need of extra storage space. The large cellar further enhances the storage options available in this property, making it a practical choice for homeowners.

Conveniently located close to an abundance of amenities, including a large supermarket, several eateries, a bus route, and schools, this property offers a lifestyle of ease and accessibility. With no onward chain, the opportunity to make this house your home is not to be missed. A viewing is essential to fully appreciate all that this property has to offer.

How to find the property

Take the Southwell Road West out of Mansfield to the traffic lights at the brow of the hill by Fittapart, turn left into Carter Lane B6030 and continuing through the next set of lights past Forest Town high street before taking the eventual right turn onto Stanley Road, the property is then located on the right hand side occupying a lovely corner position and is clearly marked by one of our signboards.

Ground Floor



Entrance Hall

12'10" x 6'9" maximum

With a uPVC double glazed door, central heating radiator, exquisite bespoke staircase with glass balustrade, doors to two reception rooms and kitchen.

Living Room

18' maximum into bay x 11'

With two uPVC double glazed windows to the side and large window to the rear making this a pleasant, light and airy living space overlooking the generous garden, central heating radiator and brick fire surround housing a coal effect gas fire.

Dining Room

12'3" x 12'1" maximum into bay

Having a large uPVC double glazed bay window to the front again making this light and airy and three central heating radiators.

Kitchen

15'2" x 6'9"

Fitted with a range of wall and base units, cupboards and drawers, breakfast bar, central heating radiator, sink and drainer, integrated oven, hob with extractor fan over, integrated fridge and dishwasher, tiled floor, tiled splashbacks, door to the cellar and uPVC double glazed door leading to the utility area.

Cellar

Generous size for storage and having lighting.

Utility Room

20'5" x 6'5"

Situated at the side of the property with several uPVC double glazed windows, plenty of space for storage, plumbing for a washing machine, space for a fridge freezer and door leading to the downstairs w.c.

Downstairs W.C.

With w.c.

First Floor

Stairs and Landing

7'7" x 6'8"

With a bespoke balustrade, uPVC double glazed window and doors to three bedrooms and family bathroom.

Bedroom No. 1

12'6" x 11'1"

With a uPVC double glazed window to the rear, fitted wardrobes to one wall with sliding doors and central heating radiator.

Bedroom No. 2

11'1" x 9'10"

With a uPVC double glazed window to the front, fitted wardrobes with sliding doors to one wall and central heating radiator.

Bedroom No. 3

6'10" x 6'8"

With a uPVC double glazed window to the front and central heating radiator.

Family Bathroom

13'2" maximum x 6'8"

With a four piece suite comprising of a bath, separate double shower cubicle housing a shower, low flush w.c., wash hand basin, chrome heated towel rail, uPVC double glazed window to the rear and part tiled walls. This truly is a generous size bathroom.

Outside

The property sits on a substantial plot with front garden with low maintenance grass, part walled and opening to the driveway with off street parking for numerous vehicles, secure double gates leading to a further driveway for several vehicles and the rear garden.

The rear garden is a very generous plot with slatted patio area, laid to lawn, shed with electricity included, brick built double garage with electric garage doors, lighting and electricity and viewing is absolutely essential for the plot to be appreciated.

Additional Information

Council Tax Band C

Freehold

Brick Construction

Boiler approx 1 year old

No onward chain

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

