



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
1-10	A

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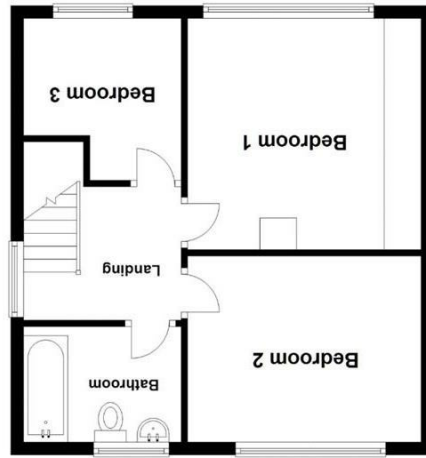


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 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
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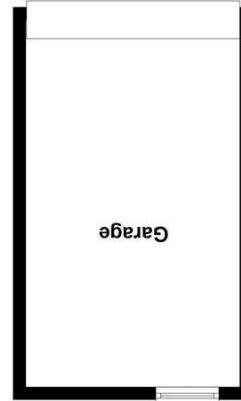


John Sankey
 Estate Agents

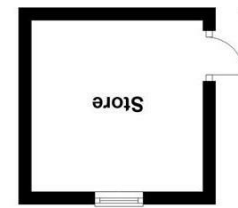
Total area: approx. 92.5 sq. metres (995.8 sq. feet)
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using FloorPlan.



First Floor
 Approx. 41.9 sq. metres (451.3 sq. feet)



Ground Floor
 Approx. 50.6 sq. metres (544.5 sq. feet)



John Sankey

22 The Circle, Clipstone, Notts, NG21 9EF
 £180,000

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 Estate Agents



The Circle

Clipstone

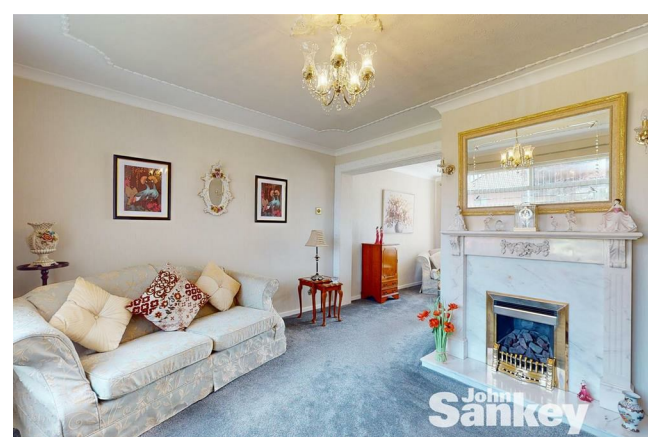
Welcome to this charming semi-detached house located in Clipstone Village, Mansfield. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With three bedrooms, including a master bedroom complete with fitted wardrobes and drawers, this home offers ample space for a growing family.

The generously sized bathroom and well-equipped kitchen, featuring appliances such as a dishwasher, fridge, oven, and hob, provide both comfort and convenience. The abundance of storage ensures that you will have plenty of space to keep your belongings organized.

Situated on a well-maintained corner plot, this property offers a low-maintenance rear sun trap garden, ideal for enjoying the outdoors in the privacy of your own home. Additionally, the larger than average detached garage/workshop with an inspection pit is a rare find and perfect for those who enjoy DIY projects or need extra storage space.

Located close to several schools and the stunning Vicar Water Country Park, this home offers a perfect blend of tranquillity and convenience. A short car journey will take you to the historic village of Edwinstowe or Mansfield town center, where you can enjoy a variety of amenities.

Don't miss the opportunity to view this beautiful property - its location, features, and potential make it a must-see for anyone looking for a new home in this desirable area.



How to find the property

Enter Clipstone village via the Crown Farm roundabout and continue through the village and past the numerous shops and businesses on the right hand side, then take a left turn onto First Avenue and then a right turn onto South crescent continue to The circle and turn left and the property is on the corner of The circle and North Crescent and can be identified by our for sale board.

Entrance Hall

With Upvc double glazed door and side window, storage cupboard housing meters, radiator, doors to lounge and kitchen and under stair storage.

Lounge

With large upvc double glazed window to the front of the property, making this a light and airy living space, marble effect fire surround, hearth and inset incorporating coal effect gas fire, radiator and opening through to the dining room.

Dining room

With upvc double glazed window to the rear of the property, radiator and door through to the kitchen.

Fitted kitchen

Fitted with a modern range of wall and base units, cupboards and drawers with complimentary work surfaces over, tiled splash backs, integrated fridge, dish washer, washing machine, oven hob and extractor fan, an abundance of additional internal storage, including cloak cupboard, breakfast bar, upvc window, radiator and doors to rear garden, dining room and hallway.

Stairs and landing

With upvc double glazed window to the side, access to the loft which is boarded with loft ladders and lighting.

Bedroom One

Upvc window to the front of the property, stylish fitted wardrobes, drawers, dressing table and matching bedside cabinets, radiator.

Bedroom Two

Upvc window to the rear of the property, storage cupboards and radiator.

Bedroom Three

Upvc window to the front of the property and radiator.

Bathroom

Spacious room with three piece suite comprising of bath with shower over and shower screen, wash hand basin in vanity unit, low flush wc, stylishly part boarded and part tiled, double storage cupboards giving optimum storage solutions, tiled floor. and upvc double glazed windows to the side and the rear, flooding the room with light.

Corner plot

The property stands proud on a corner plot which is walled and some hedges for optimum privacy.

Front garden

The front garden is walled, laid to lawn and has driveway leading to detached garage/workshop. There is gated access via a secure wrought iron gate to the rear garden.

Garage/Workshop

20'0" max x 12'0" max

Detached brick built garage/workshop with inspection pit, lighting electricity, up and over door to the front and pedestrian door leading to the rear garden.

Rear Garden

Fully enclosed, low maintenance with slabbed sun terrace with a selection of beds and raised beds, with an abundance of plants and shrubs, green house and generous size brick outbuilding currently being used as a utility room, having space for fridge freezer, dryer and further storage.

Additional Information

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

Council Tax Band A

Freehold

Standard Construction

