



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

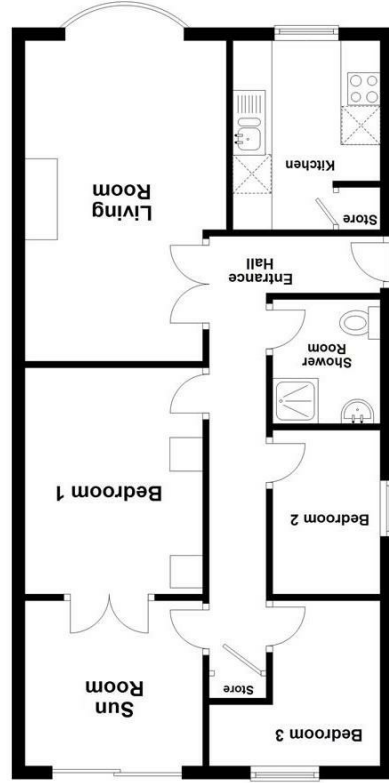
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**John Sankey**  
Estate Agents

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Total area: approx. 61.6 sq. metres (663.3 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 Planlup.



Ground Floor  
 Approx. 61.6 sq. metres (663.3 sq. feet)



John Sankey

28 Maunleigh, Forest Town, Notts, NG19 0PP  
 £160,000

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# Maunleigh

## Forest Town

This two/three bedroom detached bungalow, nestled at the end of a quiet cul-de-sac, offers an excellent opportunity for those looking to create their ideal home. While the property would benefit from some internal updates, it already provides a generously proportioned layout with tremendous potential. The bungalow features a spacious lounge, a fitted kitchen, and a conservatory that opens up to a private rear garden—perfect for relaxation. Additional benefits include a driveway and garage, offering ample parking and storage. Conveniently located close to local amenities, this property is a must-see for buyers seeking a home they can truly make their own. Plus, the property also has the added benefit of being sold with NO UPWARD CHAIN.

### How to find the property

Take the Bath Lane out of Mansfield continuing straight over the mini roundabout onto Ravensdale Road, at the next roundabout take the first left turn onto Barringer Road and continue for approximately 500 yards before taking the fifth right turn onto Maunleigh, the property is then located to the top of the cul-de-sac on the right hand side clearly marked by one of our signboards.

### Ground Floor

#### Entrance Hall

Having a uPVC double glazed door providing access, there is laminate floor covering, two central heating radiators, feature panelled walls, loft access with a pull down loft ladder and internal doors lead to all of the bungalow's accommodation.



#### Living Room

16'3" x 10'2"

A lovely size space with an electric fire centrepiece with an adam style fire surround which sits as the central feature, a uPVC double glazed window to the front aspect provides the room with plenty of natural light, a central heating radiator, coving to the ceiling, television and power points.

#### Kitchen

9'7" maximum x 7'5"

Benefits from a range of wall and base units with feature display cabinets with a work surface atop housing a one and a half bowl sink and drainer unit with a mixer tap, a four ring electric hob with extractor above and oven beneath and provisions and space for a washing machine, additionally there is a cupboard which also houses the gas central heating boiler, complimentary tiled splashbacks, central heating radiator and uPVC double glazed window to the front aspect.

#### Sun Room

9' x 8'5"

Benefits from tiled flooring and a central heating radiator which makes the room usable all year round, power points and a sliding uPVC double glazed patio door leads to the rear aspect.

#### Bedroom No. 1

11'6" x 9'

A double bedroom which benefits from fitted wardrobes taking care of storage solutions, a central heating radiator, laminate floor covering, power points and a uPVC double glazed door which leads into the conservatory.

#### Bedroom No. 2

8'4" x 5'5"

Located to the rear of the property with a uPVC double glazed window to the rear aspect enjoying views of the garden, a central heating radiator and power points.

#### Bedroom No. 3/Study Room

8'8" x 8'5"

A versatile space with a uPVC double glazed window to the side aspect, continuation laminate floor covering from the hallway, central heating radiator and power points.

#### Shower Room

6'3" x 5'5"

Comprises briefly of a three piece suite offering a low flush w.c., a vanity style sink unit with a mixer tap and storage beneath, a mains fed rainfall shower cubicle with wet wall boarding to the cubicle, the remaining walls are tiled, there is a uPVC double glazed window to the side aspect and a heated towel rail.

#### Outside

The front of the property is accessed via a service road which provides access to the driveway giving off road parking with gates leading to the side aspect where there are further options for parking space, an outside tap and garage with gated access to one side leading to the rear garden. The front itself has plenty of mature shrubs.

The rear garden has a raised decked patio seating area ideal for relaxation with steps leading down to a mature shrubbed garden with central pond and gated access to the side of the property leads to the driveway.

#### Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

