



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
11-20	G
17-20	F
13-20	E
10-20	D
7-20	C
4-20	B
1-20	A

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**John Sankey**  
 Estate Agents



Caister House Briar Lane, Mansfield, NG18 3HS  
 £895 Per Month

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# Briar Lane

## Mansfield

Ideally located, in this sought after area is this THREE BEDROOM SEMI DETACHED HOUSE which has recently been decorated and carpeted throughout. The accommodation comprises of entrance hall with large storage cupboard, lounge with feature bay window, dining kitchen with plenty of storage again and a conservatory which leads onto the mature gardens. Upstairs there are three bedrooms and a family bathroom with a shower above the bath. Outside the large plot offers parking to the front as well as mature gardens. The property is ideally located and is also served by a number of bus routes, is close to local schools and amenities such as the Tesco superstore.

### Ground Floor

#### Entrance Hall

With Upvc double glazed entrance door and window to the side, brand new carpeted flooring, central heating radiator, large under stairs cupboard and stairs to first floor.



#### Lounge

12'9 x 13'3

to widest point. Upvc double glazed bay window to the front, central heating radiator and brand new carpeted flooring.

#### Dining Kitchen

11'7 x 11'11

to widest points. Fitted with a range of modern base and wall cupboard units with roll top work surfaces inset with stainless steel drainer sink and mixer tap, single electric oven, four ring gas hob with extractor above, space for washing machine and dishwasher plus freestanding fridge/freezer. There is also vinyl flooring, central heating radiator, Upvc double glazed window, Upvc double glazed patio door leading to the conservatory plus large storage cupboard housing gas combination boiler.

#### Conservatory

8'11 x 5'8

With half height Upvc double glazed windows and Upvc double glazed door leading to the rear garden, tiled flooring and corrugated roof.

### First Floor

#### Landing

Brand new carpeted flooring and loft access.

#### Bedroom No. 1

13'2 x 11'4

to widest points. Brand new carpeted flooring, central heating radiators and Upvc double glazed window.

#### Bedroom No. 2

11'11 x 7'3

to widest points. Brand new carpeted flooring, central heating radiators and Upvc double glazed window.

#### Bedroom No. 3

11 x 5'7

to widest points. Brand new carpeted flooring, central heating radiators, Upvc double glazed window and storage cupboard.

#### Bathroom

Fitted with a three piece suite comprising panelled bath with hot and cold taps and electric shower above, pedestal wash hand basin, low level w.c, central heating radiator, Upvc double glazed window and vinyl flooring.

### Outside

#### Gardens Front

To the front there is a lawned garden with a selection and shrubs and hedges plus off street parking. There is also access down the side of the property to the entrance door and rear garden.

#### Gardens Rear

To the rear there is a mature, mainly lawned garden with gravelled patio area and access to the front of the property via the side gate.

