





42 Marlborough Road, Mansfield

Offers in the region of £250,000 Freehold

EXTENDED DETACHED FAMILY HOME • THREE BEDROOMS, NO UPWARD CHAIN • LOVELY SIZED LIVING ROOM FLOWING INTO A CONSERVATORY • UTILITY, PLUS THE ADDED BENEFIT OF A DOWNSTAIRS WET ROOM • EARLY VIEWING HIGHLY RECOMMENDED, EPC RATING: D















Entrance Porch

A UPVC double glazed door to the front provides access, with a further door leading into the main entrance hall.

Entrance Hall

A welcoming space with stairs rising to the first floor, a fitted cloak cupboard for storage, a central heating radiator, and internal doors leading to the lounge and kitchen

Living Room

22' 5" x 10' 11" (6.83m x 3.33m)

A bright and spacious room with a UPVC double glazed window to the front aspect, allowing plenty of natural light. Features a coal-effect electric fire as a central focal point, three central heating radiators, and coving to the ceiling. A UPVC double glazed door provides access to the conservatory, with a further internal door leading to the kitchen.

Conservatory

9' 5" x 9' 3" (2.87m x 2.82m)

A lovely space to relax, benefiting from power points and a TV point. A sliding UPVC patio door leads out to the garden, with an additional door providing access to the living room.

Kitchen

9' 5" x 9' 5" (2.87m x 2.87m)

Fitted with a range of wall and base units, offering ample storage. The work surface houses a sink and drainer unit, with a freestanding gas cooker featuring a four-ring gas hob included in the sale. A heated towel rail adds comfort, and a useful under-stair pantry provides extra storage. A door leads through to the utility area.

Utility Area

10' 9" x 7' 1" (3.28m x 2.16m)

A practical space with plumbing and space for a washing machine and condensing tumble dryer. A UPVC double glazed door provides access to the rear garden. There is also a central heating radiator, with further doors leading to the downstairs wet room and integral garage.

Downstairs Wet Room

Comprising a low flush WC, wall-mounted sink unit, and a walk-in mains-fed shower with wet wall boarding. Finished with a chrome heated towel rail.

First Floor

Bedroom No 1

13' 0" x 11' 0" (3.96m x 3.35m)

A well-proportioned double bedroom with a UPVC double glazed window to the front aspect, central heating radiator, and power points.

Bedroom No 2

10' 1" x 9' 5" (3.07m x 2.87m)

Another spacious double bedroom overlooking the real garden, with a central heating radiator and power points.

Bedroom No 3

8' 7" x 6' 10" (2.62m x 2.08m)

A generous third bedroom with a UPVC double glazed window to the front, central heating radiator, and power points.

Shower Room

Fitted with a walk-in shower cubicle with a mains-fed rainfall shower and sliding glazed door, pedestal sink, and wet wall boarding. A cupboard houses the gas central heating boiler. There is also a UPVC double glazed window to the rear and a chrome heated towel rail

Separate WC

Fitted with a low flush WC, UPVC double glazed window to the side, and central heating radiator.

Outside

The property benefits from a paved driveway providing off-road parking for two cars, alongside a lawned garden with dug-out borders. A well-enclosed and landscaped garden, featuring a paved patio seating area—ideal for outdoor entertaining. Further dug-out borders and an additional seating area at the top of the garden provide extra space to enjoy. The shed is included within the property sale.

Additional Information

Tenure: Freehold

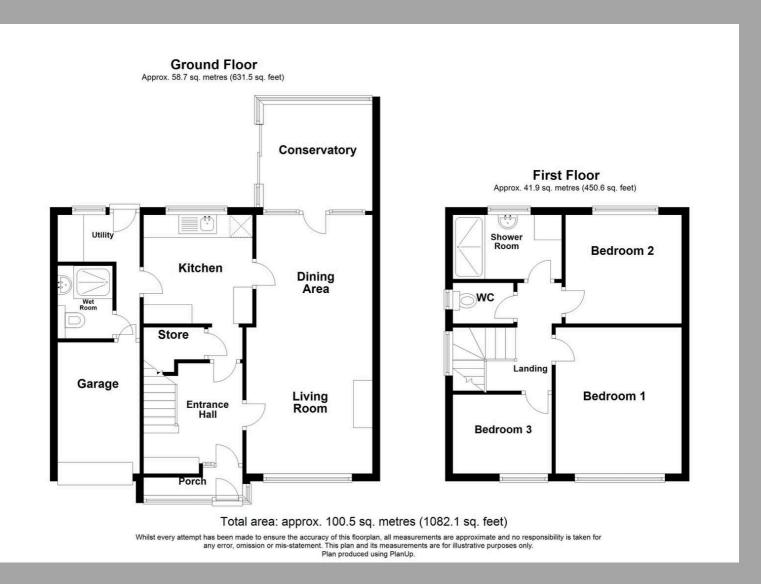
Council Tax Band: C

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









for furnishing purposes and are approximate.



