



# 8 West Bank Lea, Mansfield £220,000 Freehold

SEMI-DETACHED BUNGALOW SET IN A POPULAR LOCATION • NEW KITCHEN, RE-WIRED AND CENTRAL HEATING RADIATORS WITHIN THE LAST 12 MONTHS • TWO WELL PROPORTIONED BEDROOMS, LOUNGE & CONSERVATORY • DRIVEWAY & GARAGE • EARLY VIEWING HIGHLY RECOMMENDED



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#### **Entrance porch**

The property welcomes you through a light and airy entrance porch, accessed via double-glazed doors. This space provides a seamless transition into the main entrance hall, creating an inviting first impression for guests.

#### **Entrance Hall**

The hall provides access to all rooms and features builtin storage cupboards, one of which houses the gas central heating boiler. A central heating radiator, ceiling spotlights, and integrated Bluetooth speakers add both functionality. Loft access offers additional storage potential.

# Lounge

# 13' 11" x 11' 10" (4.24m x 3.61m)

This beautifully appointed living room is a bright and welcoming space, thanks to the UPVC double-glazed window that frames the front aspect. A feature panelled wall with remote-controlled downlighting creates a striking focal point, ideal for cozy evenings or entertaining guests. With spotlights to the ceiling, a central heating radiator, and power points, this room effortlessly combines comfort and modern living.

## Kitchen

# 10' 4" x 9' 3" (3.15m x 2.82m)

This modern kitchen is as functional as it is stylish. With an array of wall and base units, it offers storage while maintaining a clean and uncluttered aesthetic. A work surface houses a four-ring electric induction hob and a 1½ bowl sink with a mixer tap, while the integrated fridge freezer, eye-level oven, and fitted microwave add convenience. There's also space and plumbing for a washing machine. Ceiling spotlights with Bluetooth speaker connectivity enhance the ambiance, while the UPVC double-glazed window to the side and feature bifold doors provide a light-filled connection to the conservatory.

## Conservatory

#### 10' 2" x 7' 5" (3.10m x 2.26m)

This conservatory provides a space for dining or relaxing. Having UPVC double-glazed window and dual doors open onto the garden for seamless indooroutdoor living. Comfortably seating 4–6 people, this versatile space is perfect for gatherings or quiet moments. The bi-fold doors connecting to the kitchen create an open, flowing layout, ideal for modern living. A central heating radiator and power points complete the room.

#### Bedroom No 1

## 12' 11" x 10' 5" (3.94m x 3.18m)

Generously proportioned, this primary bedroom is a peaceful retreat overlooking the rear garden through a UPVC double-glazed window. The room features ceiling spotlights, a central heating radiator, and power points, making it perfect for relaxation.

## Bedroom No 2

# 10' 0" x 10' 5" (3.05m x 3.18m)

A versatile bedroom, perfect as a guest room, home office or additional family space. The room features a UPVC double-glazed window overlooking the front aspect, flooding the space with natural light. Ceiling spotlights and fitted wardrobes and matching dresser drawer units—both included in the sale—offer plenty of storage. Additionally, there's A central heating radiator and power points.

# Bathroom

# 7' 7" x 5' 9" (2.31m x 1.75m)

Comprising briefly of a low-flush WC and an inset sink unit with mixer tap with fitted storage beneath. A panelled bath with a mains-fed shower above, fully tiled walls and floors ensure easy maintenance. A chrome heated towel rail, recessed ceiling spotlights, a Bluetooth speaker, and a frosted UPVC double-glazed window for natural light and privacy.

#### Outside

At the front, a gated driveway offers off-road parking which continues to the side of the property, with a lawn adding to the home's curb appeal. Side gated access connects to the rear garden which has a paved patio area is perfect for relaxing in the sun and a lawn. A brickbuilt garage, featuring a remote-controlled electric door, power, and lighting, offers storage or workshop potential. An attached outhouse provides additional storage solutions. The garden also includes an external power point for added convenience.

#### Additional Information

Tenure: Freehold

Council Tax Band: B

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





