



## 7 Crookes Avenue, Pleasley

Offers Over £200,000 Freehold

Detached Bungalow • Two Double Bedrooms • Extended breakfast kitchen • Block paved driveway and detached garage • Cul-de-sac desirable location • No onward chain, epc rating tbc



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**John Sankey**





### **How to find the property**

Leave Mansfield via Chesterfield Road North and continue onto Chesterfield Road South, at the traffic lights just before the dual carriage way adjacent to Pleasley, turn left onto Chesterfield Road then second left onto Newboundmill Lane, then the second right onto Old School Lane, right at the junction and the property is the first on the right hand corner of Crookes Avenue and Leas Road.

### **Hallway**

The UPVC door welcomes you into the entrance hall, featuring laminate wood flooring that flows seamlessly through the home. The space provides easy access to all rooms and boasts a coved ceiling, which continues throughout the property.

### **Lounge**

15' 11" x 10' 11" (4.85m x 3.33m)

Spacious and inviting, the lounge extends the laminate wood flooring and is accompanied by a feature fireplace with an electric fire and ornate mantelpiece. A UPVC double-glazed window at the front aspect brightens the room, which also includes a central heating radiator and coved ceiling.

### **Kitchen**

13' 3" x 9' 4" (4.04m x 2.84m)

Accessed through a detailed archway from the hall, the kitchen features laminate wood flooring and two UPVC double-glazed windows (side and rear aspects) that bring in natural light. A UPVC door with an attached opening window provides access to the rear garden. The fully fitted kitchen includes matching wall and base units, a one-and-a-half sink, a gas hob with oven, and tiled splashbacks. A central heating radiator is located at the rear aspect.

### **Bedroom No. 1**

14' 8" x 10' 11" (4.47m x 3.33m)

This generously sized bedroom overlooks the rear garden through UPVC double-glazed, windows, offering ample natural light. It features a central heating radiator, coved ceiling, and a charming chandelier as the centerpiece.

### **Bedroom No. 2**

10' 11" x 9' 4" (3.33m x 2.84m)

This space is currently being used as a dining room. It Accommodates seating for 4–6 people, the dining room carries on the laminate wood flooring from the hall. A UPVC double-glazed window facing the front aspect allows plenty of natural light, complemented by coving to the ceiling.

### **Bathroom**

The three-piece bathroom includes a WC, pedestal sink, and a corner shower unit, complemented by fitted storage units and tiled walls. A UPVC frosted double-glazed window on the side aspect, heated towel rail, and spotlights ensure the space is bright and functional..

Outside

The front of the house features a paved driveway and a small garden. A side gate leads to the rear, where a wooden deck transitions into an open area with artificial grass, bordered by a raised section of the garden. The garage, which is detached from the house, offers convenient storage and is easily accessible from the rear garden.



Additional Information

Freehold, Council Tax Band B, Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker, Standard construction, No onward chain.

