





62 Southwell Road West, Mansfield

Guide Price £170,000 - £180,000 Freehold

EXTENDED DETACHED HOME • TWO DOUBLE BEDROOMS, NO UPWARD CHAIN • TWO RECEPTION ROOMS, PLUS SPACIOUS DINING KITCHEN • INTERNAL MODERNISATION IS REQUIRED, BUT OFFERS HUGE POTENTIAL • DRIVEWAY, GARAGE & REAR GARDEN















Entrance hall

A UPVC double-glazed door opens from a small porch into a generously sized entrance hall, complete with a central heating radiator. The hall offers convenient access to a downstairs WC and living room.

Lounge

13' 5" x 11' 10" (4.09m x 3.61m)

Accessed via internal French doors from the hallway, this room features a brick fireplace with an electric fire (not tested), fitted brick side units, a UPVC double-glazed window facing the front aspect, a central heating radiator, and a coved ceiling.

Sitting Room

12' 10" x 11' 10" (3.91m x 3.61m)

Connected by French doors, this second living space includes a similar brick fireplace with an electric fire (not tested), fitted brick side units, and a coved ceiling. Two internal windows allow light from the first living room to illuminate this space.

Kitchen/Diner

16' 11" x 14' 9" (5.16m x 4.50m)

French doors open into a spacious kitchen, well-equipped with wall and base units, a double sink, a gas hob, oven, grill, extractor fan and boiler. A UPVC double-glazed window and a large sliding door to the rear garden flood the space with natural light, while a single electric heater provides heat to this space.

WC

7' 5" x 5' 8" (2.26m x 1.73m)

A practical and generously sized WC featuring a UPVC double-glazed window that invites natural light. This versatile space also doubles as a convenient cloakroom.

Bedroom No 1

11' 3" x 14' 7" (3.43m x 4.45m)

The master bedroom has a UPVC double-glazed window with front-facing views, filling the room with natural light. Additional features include a fitted storage cupboard, a central heating radiator, a coved ceiling and power points.

Bedroom No 2

12' 10" x 11' 2" (3.91m x 3.40m)

The second bedroom offers a UPVC double-glazed window with rear views, a central heating radiator, a coved ceiling, and power points.

Bathroom

A fully tiled bathroom with a low flush WC, pedestal sink, bidet, and bath with a mains fed shower. Additional features include a fitted storage cupboard, central heating radiator, and a UPVC double-glazed window.

Garage

28' 8" x 15' 6" (8.74m x 4.72m

The garage is accessible via double doors at the front and a door from the rear garden. It offers generous space for parking and storage, with windows to the side and rear providing natural light.

Outside

The property includes a small front garden near the main entrance door and gated access to the rear. The generous back garden features an array of mature trees, a rear porch, a pond that could be renovated, and a garage accessible from the garden.

Additional Information

Tenure: Freehold

Council Tax Band C

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker, Standard construction, No onward chain.









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