



## 102 Sutton Road, Mansfield

£220,000 Freehold

DETACHED HOME WITH HUGE POTENTIAL • THREE BEDROOMS & TWO RECEPTION ROOMS • LOVELY PLOT WITH DRIVEWAY AND REAR GARDEN WITH SCOPE TO IMPROVE • REQUIRING INTERNAL MODERNISATION, CLOSE TO LOCAL AMENITIES • EARLY VIEWING HIGHLY RECOMMENDED



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**John Sankey**









### **Entrance Hall**

Accessed via a UPVC double glazed door to the side of the property, the entrance hall includes a central heating radiator and staircase rising to the first floor. Feature wall panelling adds a traditional touch, and internal doors lead to the ground floor accommodation.

### **Living Room**

14' 5" x 12' 5" (4.39m x 3.78m)

A bright room with a UPVC double glazed window to the front, allowing for plenty of natural light. The room includes a central heating radiator, diplex storage heater, coving to the ceiling, feature deep skirting boards, power points, and a TV point.

### **Dining Room**

12' 2" x 6' 7" (3.71m x 2.01m)

This second reception room is generous in size, with a UPVC double glazed window to the front. The gas fire has been decommissioned but remains a focal point. The room also features original fitted shelving, deep skirting boards, picture rail, coving, and power points. A versatile space suitable for a dining area or additional sitting room.

### **Kitchen**

8' 8" x 7' 8" (2.64m x 2.34m)

The kitchen is fitted with a range of wall and base units and offers space for a freestanding gas cooker. A window overlooks the garden, with a door providing direct access to the conservatory. The kitchen also includes a central heating radiator and a useful under-stairs pantry cupboard for extra storage.

### **Conservatory/Sun Room**

12' 1" x 6' 7" (3.68m x 2.01m)

Located to the rear of the property, the conservatory includes plumbing for a washing machine and power points. A door leads into an additional storage room, ideal for garden tools or equipment.

### **First Floor**

#### **Bedroom No. 1**

12' 3" x 12' 0" (3.73m x 3.66m)

A good-sized double bedroom with a UPVC double glazed window to the front aspect. The room includes a feature Victorian-style fire surround, fitted storage cupboard, central heating radiator, and power point.

#### **Bedroom No. 2**

12' 4" x 9' 11" (3.76m x 3.02m)

Also a double room, bedroom two benefits from a UPVC double glazed window to the front, a central heating radiator, and power point.

#### **Bedroom No. 3**

8' 0" x 7' 0" (2.44m x 2.13m)

A single bedroom located to the rear of the property, with a UPVC double glazed window overlooking the garden. Includes a central heating radiator and power point.

### **Bathroom**

Fitted with a low flush WC, pedestal sink, and a panelled bath with electric shower over. A built-in cupboard houses the hot water cylinder. There is a central heating radiator and a UPVC double glazed window to the rear.

## Outside

The property sits on a good-sized plot with a lawned front garden enclosed by a brick boundary wall and gated access to the driveway, which provides off-road parking for two to three vehicles and continues along the side of the property. The rear garden is generous in size and, while in need of attention, offers fantastic potential to create a family-friendly outdoor space or entertaining area.

## Additional Information

Tenure: Freehold Council

Tax Band: C

Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

