



## 29 Little Carter Lane, Mansfield

£175,000 Freehold

THREE BEDROOMS • SEMI DETACHED PROPERTY • RECENTLY RENOVATED BATHROOM • RENOVATION OR INVESTMENT OPPORTUNITY • GENEROUS CORNER PLOT OFF ROAD PARKING AND LARGE GARAGE WITH SEPERATE WORKSHOP AND NEW ELECTRIC DOOR • No onward Chain, EPC rating C • Solar panels included with feeding tariff of aprox £1500 per annum to owner



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**John Sankey**









### **Entrance Hall**

A ambient and welcoming space featuring a central heating radiator, coved ceiling, window, and a practical storage unit.

### **Dining Room**

11' 11" x 10' 5" (3.63m x 3.18m)

A generous sized room with a double-glazed bay window, solid oak strip flooring, coved ceiling, central heating radiator, and power point. Double doors lead into the lounge, and a small alcove adds extra character.

### **Lounge**

17' 8" x 13' 5" (5.38m x 4.09m)

A homely bright space with solid oak strip flooring, a feature mantelpiece and gas fire, fitted storage units, and a large UPVC double-glazed window letting in plenty of natural light. Also includes a central heating radiator and power points.

### **Kitchen**

11' 7" x 7' 5" (3.53m x 2.26m)

The kitchen features wall and base units with a sink and ample storage. Includes a central heating radiator, extractor fan, UPVC double glazed window, power points and an additional storage area under the stairs with space for appliances.

### **WC**

Fitted with a low flush WC and sink. Includes a window, power point, and extra space for additional appliances.

### **Conservatory**

A spacious area with low lying brick walls and generous windows, power points are included and the space offers views and access to the rear garden. In need of renovation but offers great potential.

### **Bedroom No 1**

11' 10" x 10' 5" (3.61m x 3.18m)

Double bedroom with fitted wardrobes, a double-glazed bay window, central heating radiator, and power points.

### **Bedroom No 2**

11' 3" x 12' 4" (3.43m x 3.76m)

This second double bedroom Includes a fitted wardrobe space, a central heating radiator, Power points and a double-glazed window overlooking the rear garden.

### **Bedroom no 3**

7' 8" x 10' 2" (2.34m x 3.10m)

Features a fitted wardrobe, double-glazed window, central heating radiator, and power points. Suitable as a single bedroom or an office for added practicality.

### **Bathroom**

Recently renovated with panelled flooring and walls, spotlights, and a modern finish. Fitted with a vanity sink unit, bath with mains shower, storage space, central heating radiator, and power point. A double-glazed window fills the space with natural light.

### **WC**

Separate low flush WC with half-tiled walls and a window.

### **Garage**

Fitted with a new electric up-and-over door and a new side access door. Includes single-pane windows, workbenches, power points, lighting, and space for one vehicle.

Outside

To the front of the property, a low-lying wall with gated access opens onto a small front garden featuring a lawn, mature shrubbery, and trees that would benefit from some attention. A path to the side provides access to the rear garden. The rear garden is a generous space offering plenty of potential. Directly outside the property is a patio area, ideal for outdoor seating or entertaining. A lawned section sits beyond this, bordered by flower beds and established shrubs which help define the space. At the far end of the garden, gated access from the side road opens onto a private driveway, providing off-road parking. The large garage with electric garage door and separate workshop, is also accessed from here, with additional outdoor space offering scope for further improvement or personalisation.



Additional Information

Tenure: Freehold Council tax band B EPC rating C  
Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker The solar panels belong to the property and has a feeding tariff of approx. £1500 PA that will pass to the purchaser.

