



30 Robin Down Lane, Mansfield

OFFERS IN THE REGION OF £290,000 – Freehold

DETACHED FAMILY HOME LOCATED IN A VERY WELL REGARDED AREA • LOVELY CORNER PLOT WITH HUGE POTENTIAL • THREE BEDROOMS, NO UPWARD CHAIN • TWO RECEPTION ROOMS, EPC RATING:E • FULL OF CHARACTER AND CHARM BUT IN NEED OF MODERNISATION



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John Sankey





Entrance Porch

The property is accessed via a uPVC double glazed front door, which opens into a small porch with a charming stained glass feature door leading into the main hallway.

Entrance Hall

A spacious and welcoming hallway with traditional deep skirting boards and a central heating radiator. Stairs rise to the first floor, and internal doors lead to the lounge, dining room, and kitchen.

Dining Room

12' 4" x 12' 0" (3.76m x 3.66m)

Situated at the front of the home, the dining room benefits from a uPVC double glazed window that allows in plenty of natural light. The space includes a central heating radiator, electric fire with a surround, coving to the ceiling, and deep skirting boards.

Living Room

13' 4" x 12' 0" (4.06m x 3.66m)

Located to the rear, the living room enjoys views over the garden through a uPVC double glazed window and door. A coal-effect electric fire provides a central feature. The room also includes a central heating radiator, power points, TV point, coving, and deep skirting boards.

Kitchen

17' 8" x 8' 3" (5.38m x 2.51m)

The kitchen is fitted with a range of wall and base units, with space for a breakfast table. The worktop houses a sink and drainer unit, and there is plumbing for a washing machine. Dual aspect UPVC double glazed windows and a door provide natural light and access to the garden. Additional features include tiled flooring, two central heating radiators, a pantry cupboard for extra storage, and the gas central heating boiler is also located within the kitchen.

First Floor

Bedroom No 1

12' 9" x 12' 0" (3.89m x 3.66m)

A good-sized double bedroom with a uPVC double glazed bay window to the front, central heating radiator, and power points.

Bedroom No 2

12' 4" x 12' 0" (3.76m x 3.66m)

Another well-proportioned double room with a uPVC double glazed window overlooking the rear garden, a central heating radiator, and power points.

Bedroom No 3

8' 3" x 6' 9" (2.51m x 2.06m)

A single bedroom with a uPVC double glazed window to the front, central heating radiator, and power point—ideal as a nursery, home office, or guest room.

Bathroom

The bathroom includes a panelled bath and pedestal sink with tiled walls. A built-in cupboard houses the hot water cylinder and offers useful storage. There's also a central heating radiator and a uPVC double glazed window to the rear.

Separate WC

Located next to the bathroom, this space includes a low flush WC and a uPVC double glazed window to the side.

Outside

One of the standout features of this home is its fantastic corner plot position, offering a generous amount of outdoor space and a wealth of potential. The front garden has a charming boundary wall, lawn and mature shrubs and trees. To the side and rear, A gated driveway leads to a brick-built garage, offering off-road parking and secure storage. The garden continues to impress—beautifully mature and stocked with established trees, shrubs, and lawns, this is a space full of possibilities. Whether you're looking to landscape into your own tranquil retreat, grow your own produce with the existing vegetable patch, or explore the opportunity to extend the property (subject to relevant planning permissions), this plot offers the flexibility and space to do it all. The outdoor areas are perfect for relaxing, entertaining, or simply enjoying the privacy and scope that a corner position like this provides. A pedestrian gate also gives practical access to the kitchen door at the rear.



Additional Information

Tenure: Freehold Council Tax Band: D Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

