



45 Marlborough Road, Mansfield

Offers Over £225,000 Freehold

Beautifully Presented on very well maintained plot • Semi Detached With Three Bedrooms • Spacious Lounge Diner • Sought After, Popular Residential Area • Close To Amenities, Schools, M1/A38 Transport Links and Bus Route • EPC RATING: C



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey 50 YEARS

Entrance Hall

A welcoming entrance to the home, allowing access to upstairs and the downstairs living area. It features an understairs storage room, central heating radiator and power points.

Lounge/Diner

22' 6" x 10' 11" (6.87m x 3.34m)

A spacious lounge with a feature gas fire, coved ceiling, and attractive UPVC bay window. Includes central heating radiators, wall-mounted lighting, and ample space in the dining area to seat up to six. This space also features a sliding door, connecting both indoor and outdoor living.

Kitchen

9' 4" x 9' 5" (2.84m x 2.88m)

Fitted with a range of wall and base units, tiled splashback, extractor fan, and stainless steel sink. Offering plentiful power points, space for multiple appliances, a UPVC double-glazed window overlooking the rear garden, and rear access door.

First floor

Bedroom No 1

12' 10" x 11' 1" (3.90m x 3.37m)

A well-proportioned double bedroom featuring a built-in wardrobe, a large PVC double-glazed window that fills the space with natural light, central heating radiator, and convenient power points.

Bedroom No 2



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