



## 42 Pump Hollow Lane, Mansfield

£230,000 Freehold

DETACHED HOUSE • THREE DOUBLE BEDROOMS WITH ONE SITUATED ON THE GROUND FLOOR • DOWNSTAIRS WC AND UTILITY ROOM • A MODERN AND STYLISH SHOWER ROOM • LOCATED IN A SOUGHT AFTER LOCATION NEAR LOCAL AMENITIES • EPC RATING: D



41 Albert Street, Mansfield, NG18 6AN  
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**John Sankey** 50 YEARS



## **Entrance Hall**

A welcoming entrance to the home, offering access to all downstairs rooms. A striking floor-to-ceiling window fills the space with natural light, complemented by a central heating radiator and power points.

## **Kitchen/Diner**

14' 1" x 11' 0" (4.30m x 3.36m)

This generous-sized kitchen and dining space features a range of wall and base units housing an integrated oven, dishwasher, hob with extractor, and one-and-a-half sink, with additional space for appliances. There is room to seat up to four people, and the area is illuminated by spotlights and a UPVC double-glazed window. The space also benefits from built-in storage, power points, and a modern upright radiator.

## **Utility room**

7' 1" x 6' 10" (2.15m x 2.09m)

Adjacent to the kitchen, the utility room provides further practicality with wall and base units, space for appliances, and a low flush WC with vanity sink and mixer tap. A UPVC double-glazed window brings in natural light, and the room also includes an upright radiator and power points.

## **Lounge**

17' 1" x 10' 11" (5.20m x 3.33m)

A spacious yet cosy living area featuring a coved ceiling, a central heating radiator, and power points. A large UPVC double-glazed window floods the room with light, while double doors from the hall add a touch of character and charm to this inviting space.

## **Office**

10' 0" x 9' 7" (3.06m x 2.91m)

A practical and versatile addition to the home, this room could serve as a home office, dining room, or even a ground floor bedroom if desired. It features a UPVC double-glazed window providing natural light, along with a central heating radiator and power points for convenience.

## **First Floor**

### **Bedroom No 1**

11' 1" x 10' 10" (3.37m x 3.31m)

A generous double bedroom with built-in storage, a central heating radiator, power points, and a UPVC double-glazed window that floods the room with natural light.

### **Bedroom No 2**

10' 10" x 9' 6" (3.29m x 2.90m)

The second double bedroom features a central heating radiator, power points, and a UPVC double-glazed window. Currently used as a dressing room, it could easily be repurposed as a home office or an additional bedroom.

## **Bathroom**

A stylish and modern shower room, complete with a walk-in mains-fed shower, low flush WC, and a vanity sink with mixer tap. Half-tiled walls make for easy maintenance, while spotlights and a UPVC window brighten the space. A heated towel rail and charming wooden roof beams add warmth and character.

## **Garage**

16' 9" x 10' 6" (5.11m x 3.21m)

A practical addition to the home. The garage features an up and over door, an abundance of storage and also includes power points.

## Outside

To the front of the property is a low-maintenance lawn area, accompanied by a driveway leading to the garage entrance. A pathway runs up the side of the home towards the main entrance, while a gate provides convenient access to the rear. The rear garden offers a low-maintenance layout with a patio area, perfect for relaxing or entertaining. The garden also extends down the side of the property, adding to the overall outdoor space and versatility.

## 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.





These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

Located in a sought-after area close to a wide range of local amenities, this three-bedroom dormer bungalow offers both space and versatility. Upon entering, you are welcomed into a bright entrance hall that provides access to the ground floor living spaces. The well-equipped kitchen diner is fitted with a range of integrated appliances and benefits from a practical adjoining utility room with WC. The lounge is a generous, cosy space perfect for relaxing and entertaining, while the third bedroom is conveniently located on the ground floor and is currently utilised as a home office, offering flexibility to suit individual needs. To the first floor, the property boasts two spacious double bedrooms, positioned at the front and rear, and a stylish, modern shower room completing this level.

Outside, the front of the home features a low-maintenance lawn, a pathway to the main entrance, and a driveway leading to a generously sized garage. To the rear, the garden is designed for ease of upkeep, with a patio area for outdoor dining and relaxation, complemented by an artificial lawn that provides a neat and tidy finish. With both kitchen access and a side gate leading into the garden, this outdoor space is a practical and attractive addition to the home.



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