



England & Wales	
EU Directive 2002/91/EC	
Min energy demand - higher energy costs	
120-130	G
131-135	F
136-150	E
151-165	D
166-180	C
181-210	B
211-250	A

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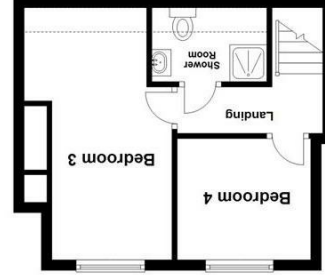
41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
 Email: lettings@johnsankey.com www.johnsankey.com



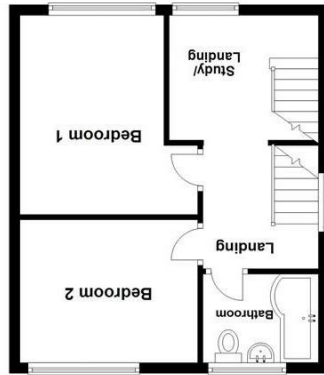
**John Sankey**  
 Estate Agents

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan produced using PlanIt.

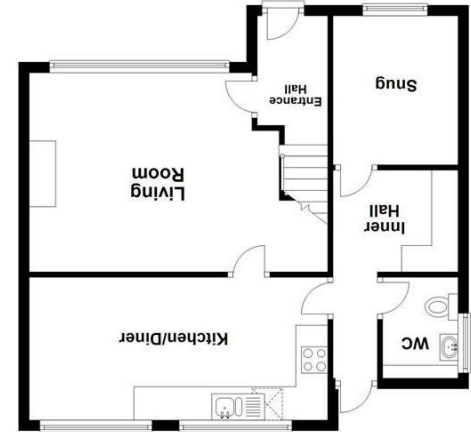
Total area: approx. 119.4 sq. metres (1284.9 sq. feet)



Second Floor  
 Approx. 26.0 sq. metres (279.5 sq. feet)



First Floor  
 Approx. 37.4 sq. metres (402.3 sq. feet)



Ground Floor  
 Approx. 56.0 sq. metres (603.2 sq. feet)



**John Sankey**

101 Woodside, Skegby, Skegby, Notts, NG17 3EB  
 £270,000

**John Sankey**  
 Estate Agents



# Woodside

## Skegby

This spacious EXTENDED family home, boasting FOUR/FIVE bedrooms, is located in a sought-after area and offers ample space for comfortable living. As you step inside, you're greeted by a welcoming entrance hall, leading to a generously sized living room with plenty of natural light streaming in through the UPVC double-glazed windows. The adjacent kitchen/diner is perfect for family meals and entertaining.

The property also offers a snug, which was converted from the garage in 2014 and offers versatile space ideal for use as a home office, second TV room, or even a fifth bedroom. Upstairs, you'll find the first two well-proportioned bedrooms, each offering ample space and natural light as well as the family bathroom. The study/landing area provides a dedicated space for work or study, with an additional staircase leading to the second floor which was converted in 2019 to add the final two bedrooms and shower room, completely transforming the amount of space this home offers.

The outdoor space is equally impressive, with a driveway providing off-road parking and a lawned front garden adding to the property's curb appeal. Gated access leads to the rear garden, which features a summer house included in the sale, perfect for relaxing or entertaining. The low-maintenance rear garden offers a resin finish and fenced boundaries for privacy, along with an external power source and outside tap for added convenience.

### How to find the property

Take the Sutton Road A38 out of Mansfield to the traffic lights by the Sir John Cockle public house. Turn right at the lights into Skegby Lane and follow to the next set of lights. Continue straight ahead onto Mansfield Road for approximately one mile before turning right into Buttery Lane. Follow the road round to the left then turn right into Woodside, where the property is immediately located on the right hand side, clearly marked by one of our sign boards.

### Ground Floor

#### Entrance Hall

The entrance hall features a double-glazed door that welcomes you into the home. A central heating radiator, stairs rise to the first floor, offering access to the upper level of the property. Additionally, there is a door leading to the living room.

#### Living Room

15'7" maximum x 12'5"

The living room features a UPVC double-glazed window to the front aspect, providing natural light. A central heating radiator and an electric fire serves as a focal point and will be included within the sale. The room includes a TV point and power points, with direct access to the kitchen diner.



#### Kitchen/Diner

18'8" x 8'11"

The kitchen/diner is perfect for family meals and entertaining, offering ample space. The kitchen features wall and base units with a square-edged work surface, housing a 1 1/2 bowl sink and drainer unit. A four-ring gas hob with oven beneath is included. UPVC double-glazed windows overlook the rear garden, providing natural light, while a central heating radiator ensures comfort. The dining area comfortably seats 4-6 people.

#### Inner Hall

12'11" maximum x 7'9"

The inner hall features fitted cupboards offering ample storage space. A UPVC double-glazed door provides access to the rear garden, while a central heating radiator ensures comfort. Spotlights illuminate the ceiling, and internal doors lead to the downstairs WC, snug, and kitchen.

#### Downstairs W.C.

The downstairs WC boasts a Moroccan-themed design with a feature circular sink surrounded by intricate tiling. It includes a low-flush WC and features a UPVC double-glazed window to the side aspect. Additionally, there is a central heating radiator and tiled flooring for practicality.

#### Snug

9'3" x 7'9"

The snug, converted from the garage in 2014, offers versatile accommodation ideal for various purposes such as a second TV room, home office, or a teenagers' hideaway. There is also the option to use it as a fifth bedroom if needed. The room features a UPVC double-glazed window to the front aspect, providing natural light, as well as a central heating radiator for comfort. Additionally, it includes a TV point and power points for convenience. It's worth noting that the conversion was carried out in compliance with building regulations.

### First Floor

#### Study/Landing

9'3" x 7'9"

The study/landing area offers a versatile space with room for a desk, making it ideal for those who work from home or need a dedicated homework area. The room features a UPVC double-glazed window to the front aspect, providing ample natural light, along with a central heating radiator. Internal doors lead to all of the first-floor accommodation, providing easy access throughout. Additionally, there is a second staircase leading up to the second floor.

#### Bedroom No. 1

12'5" x 11'1" maximum

Bedroom one is a good-sized room located at the front of the property. It features a UPVC double-glazed window that allows plenty of natural light to filter in, creating a bright and airy atmosphere. The room is equipped with a central heating radiator along with power points.

#### Bedroom No. 2

11'1" x 8'11"

Bedroom two is another double-sized room with a UPVC double-glazed window offering views over the rear garden. It comes equipped with a central heating radiator and power points.

#### Bathroom

The bathroom features a suite comprising a low flush WC, pedestal sink with mixer tap, and a bath with an electric shower over. It is illuminated by spotlights on the ceiling and includes tiled flooring for easy maintenance. Additionally, there is a UPVC double-glazed window to the rear, providing natural light, and a chrome heated towel rail.

### Second Floor

#### Bedroom No. 3

15'8" x 7'6" maximum

Another generously sized double bedroom with laminate flooring and a fitted storage cupboard, offering ample space for personal belongings. The UPVC double-glazed window to the rear provides elevated views over the local area, allowing for plenty of natural light. Additionally, there is a central heating radiator and power points.

#### Bedroom No. 4

8'4" x 7'7"

Features a UPVC double-glazed window overlooking the rear garden, offering elevated views of the local area. The room is finished with laminate flooring. Additionally, there is a central heating radiator and power points.

#### Shower Room

The shower room serves as a convenient addition to the property, catering to the needs of bedrooms three and four. It features a modern sink unit with storage space beneath, complemented by a stylish waterfall tap. Additionally, the room includes a low flush WC and a shower cubicle with an electric shower and completing the space is a chrome heated towel rail.

#### Outside

Situated on a corner plot, the property offers a driveway to the front along with a well-maintained lawn area which has potential to create further parking should you require.

Gated access leads to the side of the property, where you'll discover an additional lawned garden featuring a summer house, included within the sale. Moving to the rear garden, you'll find a low-maintenance space with a resin finish, creating a courtyard-like ambiance. The fenced boundaries ensure privacy and security, while an external power source and outside tap add functionality to the outdoor area.

### Additional Information

Tenure: Freehold

Council Tax Band: B

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

Restrictive Covenant: (iii) That no trade or business shall be carried on upon the said property or any part thereof.

