



40 Springwell Street, Huthwaite

Guide Price £140,000 to £150,000 – Freehold

SEMI- DETACHED HOUSE SOLD WITH NO UPWARD CHAIN • THREE DOUBLE BEDROOMS. EPC RATING: D • OPEN PLAN KITCHEN AND DINING AREA • FEATURE LOG BURNER IN THE DINING AREA • GENEROUS SIZED GARDEN WITH RENOVATION OPPORTUNITY



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John Sankey





Entrance hall

The entrance hall features a central heating radiator and provides access to both the lounge and the upstairs areas, offering a welcoming and practical entry point to the property.

Lounge

14' 2" x 12' 10" (4.32m x 3.91m)

This inviting space features laminate flooring, a detailed coved ceiling, and a mantelpiece. A UPVC double-glazed window fills the room with light, and additional features include under-stairs storage, a central heating radiator, and power points.

Diner

10' 1" x 16' 3" (3.07m x 4.95m)

With tiled flooring that flows seamlessly into the kitchen, the dining area is perfect for entertaining. It features a coved ceiling, a UPVC double-glazed window, a central heating radiator, a fireplace with a log burner, and power points.

Kitchen

14' 6" x 11' 8" (4.42m x 3.56m)

The kitchen offers wall and base units, tiled flooring, and an upright radiator. An archway connects it to the dining area, while double-opening doors lead to the back garden and a UPVC door provides access to the side aspect. The kitchen is equipped with a one-and-a-half bowl sink, a cooker with a hob and extractor fan, a dishwasher, spotlights, and a UPVC window for a bright and functional cooking space.

First Floor

Bedroom No 1

14' 3" x 9' 11" (4.34m x 3.02m)

Facing the front aspect, this double bedroom features a coved ceiling, a UPVC double-glazed window, a central heating radiator, and power points.

Bedroom No 2

10' 1" x 11' 7" (3.07m x 3.53m)

Overlooking the rear garden, Bedroom 2 offers a fitted wardrobe, a UPVC double-glazed window, a central heating radiator, and power points.

Bathroom

The bathroom is fitted with lino flooring and floor-to-ceiling tiled walls. It includes a pedestal sink, a low-flush WC, a bath with a mains-fed shower, a heated towel rail, and a UPVC double-glazed window for natural light.

Second Floor

Bedroom No 3

16' 2" x 14' 5" (4.93m x 4.39m)

This bedroom includes a UPVC window, a central heating radiator, power points, and spotlights, making it a functional and private area.

Outside

To the front, the property is framed by a low-lying wall complemented by shrubbery and bushes, offering added privacy. A small front garden enhances the space outside the front window. A path down the side of the house leads to the rear, where a secure storage shed adds practicality. Steps from the back door lead to an artificial grass area that could serve as a patio space. Beyond this is a lawn adorned with shrubbery and plants, adding character and charm to the garden. At the top end of the garden, a brick-built summer house provides a versatile space for entertaining or relaxation. Complete with a seating area, a bar, and sliding doors, it's an ideal spot for hosting guests or unwinding in a peaceful setting.

Additional Information

Tenure: Freehold

Council Tax band: A Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker





This floor plan is for illustration purposes only. It is not to scale, please do not rely on this floor plan for room dimensions or any other purpose.
Plan produced using PlanUz.

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