



121 SKEGBY LANE | | MANSFIELD | NG19 6PF



THE PERFECT FIT! This wonderful two bedroomed apartment is located in a convenient part of Mansfield, close to local amenities and offers great access routes into the town centre. Beautifully presented throughout, this home benefits from an open plan modernised kitchen/dining space perfect for the whole family.

As you walk through the entrance hallway you will be pleasantly surprised to find a bright and spacious family room with a window to rear allowing ample natural light to flood through. This room also benefits from patio doors giving access to the rear of the property. Leading off here you will find an open plan kitchen/diner which is of a great size for showing off your cooking skills and enjoying dinner with the whole family. Complete with a range of matching cabinets and units and integrated appliances. Already thinking what you would do with this room? Amazing! Following through there are two well presented bedrooms and a family bathroom fitted with a three piece suite which has been complemented with modern fixtures and unique tiles,.

As you head outside you will find a driveway/garage allowing for ample off-street parking and the private balcony terrace is just as impressive, with artificial lawn and ample space for garden furniture, providing the perfect spot for you to enjoy next Summer! Ready to make this home your own? Call now to arrange a viewing!



## Entrance hallway

With access to;

Living room 17'8" x 11'6"

With window and patio doors to the rear.

Kitchen/Dining room 12'10" x 9'8"

With door to the side elevation. Complete with a range of matching cabinetry and units, with integrated appliances and an inset sink.

Bedroom one 11'4" x 11'6"

With double doors with leading access to the rear.

Bedroom two 7'10" x 10'8"

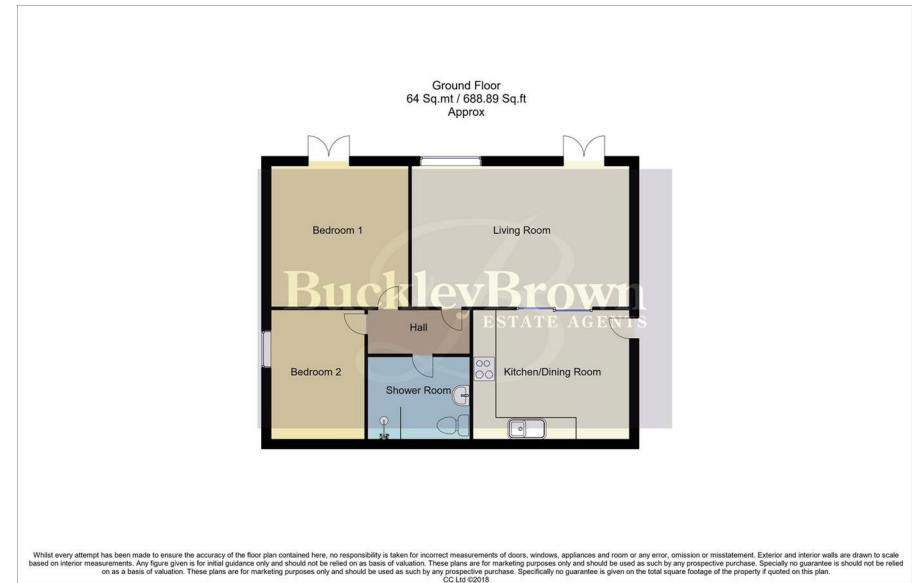
With window to the side elevation.

Shower room 7'8" x 7'1"

Complete three piece suite with low flush WC, hand wash basin and shower.

## Outside

Private balcony terrace with artificial lawn to the rear.



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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