



ELLESMERE ROAD | FOREST TOWN | MANSFIELD | NG19 0EQ



CHARACTERFUL AND HOMELY! Prepare to fall head over heels for this three-bedroom detached property standing beautifully in the quiet area of Forest Town. The area is impressive, conveniently positioned a short distance from schools and amenities. Let's take a look inside...

Starting with the bright and airy entrance hall which leads to the lovely living room. The feature fireplace and bay window create a warm and bright area to relax and socialise with family. Next, the dining room has been beautifully decorated and offers space for a large table and chairs, perfect for inviting the family over for dinner! Through to the kitchen provides a range of matching wall and base units, along with space for all essential appliances and ample worktop space to prepare tasty meals. There is also a utility room with space for appliances and a pantry for extra storage space. Completing the floor is a WC for added convenience.

Let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to three well-sized bedrooms, all including fitted wardrobes and space for all of your homely furnishings. This property hosts a bathroom and a shower room! Both have been decorated to a high standard, keeping to the traditional theme with a free standing bath and tiling.

Heading outside, you will find a large, well-maintained lawn with shrubs surrounding, not to mention the patio seating area, which lends itself perfectly to BBQ's in the summer months! There is also a summer house which is currently being utilised as a games room! This property offers a great deal of privacy and space to add your own stamp. The property also offers a generous driveway and a garage to the front that allows space for off-road parking for multiple cars. The decorative climbing plants give this residence a charming and pretty feel. If this property is for you call now to arrange a viewing!!





#### Hall

With access to;

#### Living Room 12'6" x 13'10"

Including a feature fireplace and a bay window to front elevation.

#### Dining Room 12'1" x 12'6"

With window to front elevation.

#### Kitchen/Dining Room 12'5" x 12'10"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

#### Utility 4'8" x 5'2"

With space here for additional appliances. Including window to side elevation.

#### WC

Including a hand wash basin and low flush WC.

#### Pantry

With window to rear elevation.

#### Landing

With access to;

#### Bedroom One 12'6" x 12'10"

Including fitted wardrobes. With window to rear elevation.

#### Bedroom Two 12'4" x 12'7"

Including fitted wardrobes. With window to front elevation.

#### Bedroom Three 12'5" x 12'6"

Including fitted wardrobes. With window to front elevation.

#### Bathroom 8'4" x 10'4"

Comprising a three-piece suite. With window to side elevation.

#### Shower Room 5'7" x 8'10"

Including a three-piece suite with a double shower. With window to side elevation.

#### Outside

To the rear offers an enclosed garden with a spacious and well-maintained lawn. There is also a summer house for storing goods. To the front offers a garage for ample storage and a driveway with parking for multiple cars.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(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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