



Offers Over £155,000

KINGSWAY | FOREST TOWN | MANSFIELD | NG19 0DU





**YOUR NEXT CHAPTER...** This charming three bedroom semi-detached home, located in a sought-after area of Forest Town in Mansfield, is perfect for growing families. This residence is located within close proximity to local shops and other amenities making it ideally convenient.

Upon entry to the house, you are greeted with the hallway which welcomes you to the homely living room. This has been decorated beautifully in a neutral palette making it easy to add your own stamp. The protruding feature wall would be perfect for a feature fireplace. Through to the kitchen you'll find matching cabinets with complimenting furnishings and room for integrated appliances.

Heading upstairs, you'll be welcomed by a landing and three versatile and spacious bedrooms, all of which offer room to make your mark. The bathroom is just off the landing and hosts a three-piece suite including a bath making it easy to relax and unwind.

Moving outside, the rear garden boasts a large landscaped grassed area with such potential. Towards the front of the house offers a private front garden with road side parking.





#### Hall

Entrance hall with access to;

#### Living Room 11'10" x 14'3"

Carpeted living room with lovely bay window, feature wall, central heating radiator and access to a storage cupboard.

#### Kitchen 8'11" x 14'3"

Matching cupboards with worktops over, an integrated oven, ample room for appliances ie- dishwasher, an inset sink, tiled splash back around the outside, a window and door to the rear.

#### Landing

With access to all upstairs rooms.

#### Bedroom One 9'6" x 11'11"

Spacious master bedroom with central heating radiator and a window to the rear elevation.

#### Bedroom Two 8'11" x 11'0"

Spacious bedroom with central heating radiator and a window to the front elevation.

#### Bedroom Three 7'10" x 8'7"

the third bedroom has central heating radiator and a window to the rear elevation.

#### Bathroom 5'7" x 6'4"

Three Piece bathroom suite featuring a bath with an overhead shower, low flush WC and a hand wash basin.

#### Outside

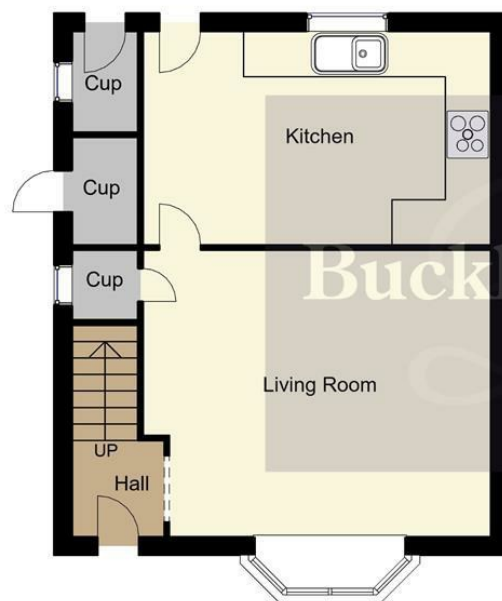
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Ground Floor  
36sq.m/390.37sq.ft  
Approx.



First Floor  
36sq.m/390.37sq.ft  
Approx.



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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**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) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>69</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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