



**113 Mansfield Road, Papplewick, Nottingham, NG15 8FJ**

Guide Price **£475,000**

**DavidJames**  
the estate agent





## 113 Mansfield Road

Papplewick, Nottingham

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: E

- Extended, double-fronted detached bungalow set on a generous plot
- Spacious accommodation of approximately 2,000 sq ft
- Generous 0.36 acre plot with countryside views and lots of versatile reception spaces
- Four good-sized double bedrooms over two storeys including a large double with fitted wardrobes and en-suite bathroom to the first floor
- Spacious lounge with feature fireplace and patio doors to the conservatory
- Conservatory with tiled flooring and French doors to the rear garden
- Large dining kitchen with integrated appliances and separate but adjoining dining room
- Ground floor fully tiled bathroom/Wc, additional Wc to the rear of the garage
- Large cottage style rear garden with patio and lawn areas, surrounded by mature trees, shrubs and planting
- Large integral garage for additional, secure off-street parking with large sweeping block paved driveway











Floor 0

**Approximate total area<sup>(1)</sup>**

206.75 m<sup>2</sup>

2225.43 ft<sup>2</sup>

**Reduced headroom**

0.34 m<sup>2</sup>

3.63 ft<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

**GIRAFFE360**



Floor 1





## David James Estate Agents

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