

Kings Stand, Mansfield, Nottinghamshire, NG18 4AY



£345,000 Freehold



A stunning four bedroom detached family home situated at the top of the Quarry and benefiting from an obstruction free view out the back garden amongst other things this property offers. The property Comprises entrance hallway with storage cupboard and wc, the lounge, dining room and conservatory can all be opened up with double doors between each room. The kitchen/ diner has plenty of space for a dining table for the family to enjoy. Upstairs there are four great sized bedrooms, the main bedroom occupies the front of the property and has fitted wardrobes and ensuite, the second bedroom also has an ensuite and a walk in wardrobe/cupboard. The third bedroom again has fitted wardrobes whilst the four bedroom makes an ideal nursery bedroom or office. Externally the garden has been tiered to the lay of the land and has patio area, grassed area, decorative area and a bottom patio area all where the views can be enjoyed. The front of the property has access to the garage, double width driveway & grassed. EPC =C

Entrance Hallway 22'4" x 3'10"



Stepping through composite front door into the spacious hallway which has laminate wood effect flooring, storage cupboard, two radiators and stairs to the first floor.

Wc 3'5" x 6'9"



Fitted with a low flush wc and wash hand basin with tiled splash back. With black vinyl flooring, radiator and opaque window to the side elevation.

Lounge 18'9" x 11'3"



A beautiful bright space with newly fitted carpet, wall mounted tv sockets, two radiators and bay window to the front elevation. The current owner has fitted USB sockets to certain spaces. Double doors lead into:

Dining Room 11'9" x 8'8"



Currently used as a play room with a continuation of newly fitted carpet, wall mounted tv socket and bracket, radiator and double doors leading into the conservatory.

Conservatory 12'5" x 8'0"



A great extension to the living space of the property with windows over looking Mansfield and further afield, newly fitted carpet, ceiling fan and double doors to the garden. The roof has two Velux style windows.

Kitchen 12'8" x 15'3"



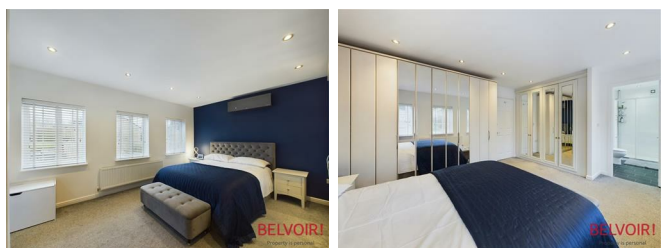
A lovely family cooking and eating space fitted with white wall and floor units with contrasting worktops. Having an inset stainless steel one and a half bowl sink and drained with mixer tap, integrated double oven with four ring gas job and extractor, space for dishwasher and fridge freezer. Having plenty of space for the dining table and two windows over looking the garden, door leading into the garden, tiled flooring, half tiled walls and radiator.

Stairs & Landing



A great sized landing with window to the side elevation, storage cupboard and loft access which has a pull down ladder and is part boarded for storage.

Bedroom One 12'1" x 15'5"



A fantastic sized bedroom with two fitted double wardrobes with mirrored doors and a range of wardrobes to another wall to include; hanging space, shelving and dressing table built in. With radiator and two windows to the front elevation. The current owners have had an air con unit fitted and blinds which they are open to negotiate on to leave. Door leads into the ensuite.

Ensuite 4'8" x 8'9"



Fitted with a three piece suite comprising wash hand basin, wc and double shower cubicle with white fully tiled shower enclosure, tiled splash backs walls, vinyl flooring, radiator and window to the front elevation.

Bedroom Two 12'9" x 8'4"



A double bedroom with, door into the built in walk in wardrobe, door leading into ensuite, radiator and window to the rear elevation.

Ensuite 7'2" x 4'1"



Fitted with a three piece suite comprising wash hand basin, wc and shower cubicle with fully tiled shower enclosure, part tiled walls, vinyl flooring, radiator and window to the side elevation.

Bedroom Three 9'11" x 8'8"



A third double bedroom with three door fitted wardrobes, radiator, new carpet and window to the rear elevation.

Bedroom Four 9'10" x 6'8"



A good sized single bedroom with newly fitted grey laminate wood effect flooring, radiator and window to the rear elevation.

Bathroom 5'11" x 8'8"



The family bathroom has a white suite comprising wash hand basin, wc and corner bath. All with part tiled walls, vinyl flooring, radiator and window to the side elevation.

Top Patio Area



A fantastic sized garden with views over Mansfield and further afield. Stepping out of the kitchen and conservatory door onto the paved patio area which is ideal for al fresco dining. To the conservatory side of the garden and tucked down the side of the property is a storage shed with door to the front and door to the garden giving access to both sides. To the opposite side of the patio is access to the front of the property via a side gate. There is also a outside tap from the kitchen with Belfast style sink beneath.

Garden Area



Stepping down from the top patio area onto steps that wind down to the bottom patio there is a good sized lawned area to the left and a decorative slated area with plants to the right hand side.

Bottom Patio



Another sun trap area with paved slabs for more seating and enjoying the sunshine, there is also an electric socket down here too.

Front

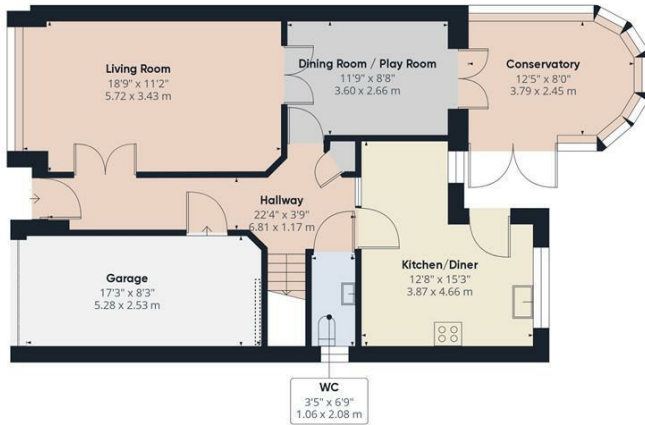


A wide fronted property with parking spaces for two cars and a grassed area in front of the bay window. To the sides and half the front are well maintained laurel hedges.

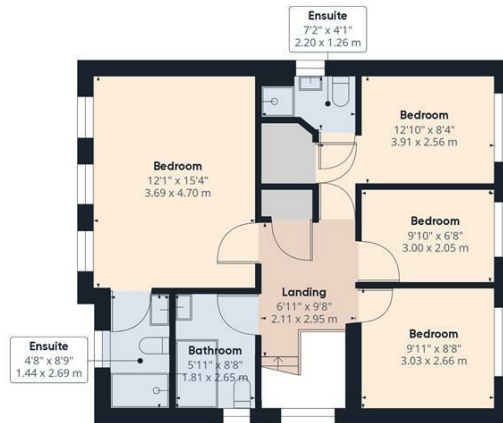
Garage/Utility



A great use of space with remote controlled up and over door, power and lighting. The current owners have converted the back of the garage to a utility area with storage cupboards and plumbed in washing machine. Behind the washing machine is a hidden cupboard under the stairs for extra storage. Personnel door leads into the entrance hallway.



Ground Floor



Floor 1



Approximate total area⁽¹⁾

1552.76 ft²
144.26 m²

Reduced headroom

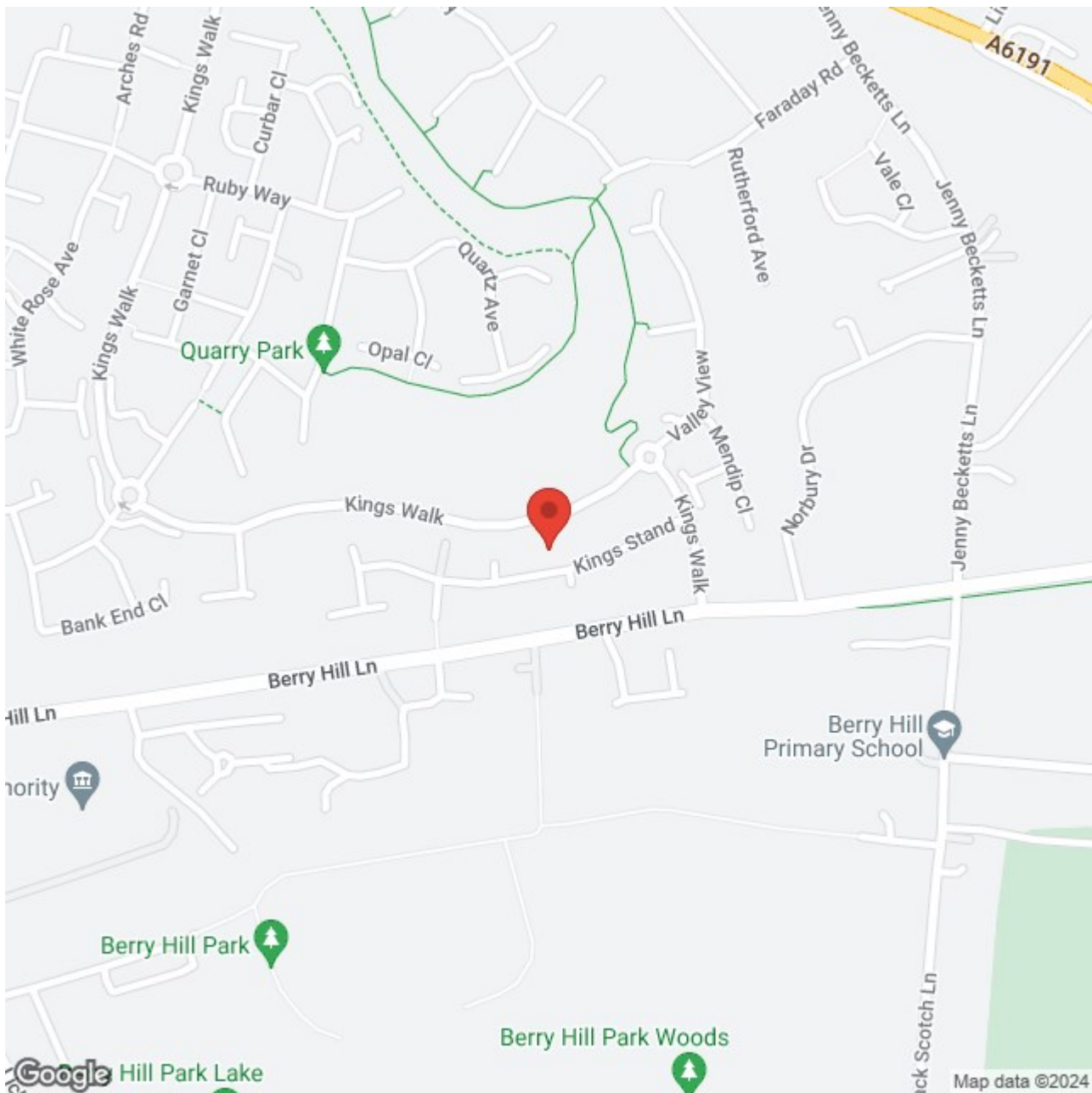
1.67 ft²
0.15 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	