



**1 Forest Court**  
**Mansfield, Nottinghamshire NG18 3DP**  
**£350,000**

- THREE BEDROOM DETACHED BUNGALOW IN A SOUGHT AFTER RESIDENTIAL LOCATION
- SPACIOUS ACCOMMODATION WHICH INCLUDES GAS HEATING & UPVC DOUBLE GLAZING
- LOUNGE WITH DOUBLE ASPECT & STONE FIREPLACE, LEADING TO SEPARATE DINING ROOM
- MASTER BEDROOM WITH BUILT IN WARDROBES & CONTEMPORARY EN-SUITE SHOWER ROOM
- PRIVATE MATURE PLOT & DRIVEWAY
- VIEWING IS RECOMMENDED AS THE PROPERTY HAS GREAT POTENTIAL FOR FURTHER IMPROVEMENT
- ENTRANCE PORCH, HALLWAY WITH BUILT IN STORAGE & CLOAKROOM WITH WC & WASH BASIN
- FITTED BREAKFAST KITCHEN INCLUDING INTEGRATED APPLIANCES, AIRING CUPBOARD & UTILITY SPACE
- SUN LOUNGE, BEDROOM TWO, BEDROOM THREE/STUDY & SHOWER ROOM WITH DRESSING AREA
- CAR PORT & SINGLE GARAGE

## VIEWING

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS

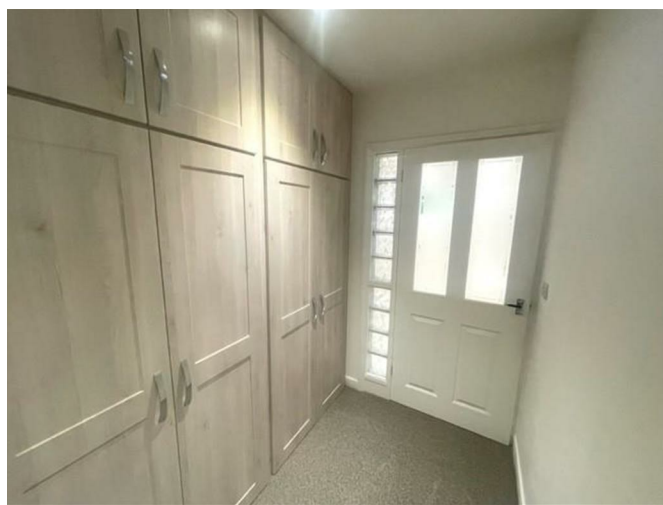
From Mansfield, proceed onto Southwell Road West and on the outskirts of the town, turn left onto Oak Tree Lane. Turn right at the bottom of here onto Eakring Road. Forest Court is then a concealed turning on the left hand side.

## ACCOMMODATION COMPRISES

### ENTRANCE PORCH

### HALLWAY

Having radiator and built in storage.



### CLOAKROOM

WC and wash hand basin. UPVC aspect.

### LOUNGE

**20'7 x 14'5 (6.27m x 4.39m)**

Featuring stone fireplace and plinth with marble hearth and living flame electric fire. UPVC picture window to the front, UPVC side window, two radiators and coving to the ceiling. Access to the dining room.



### DINING ROOM

**9'9 x 8'4 (2.97m x 2.54m)**

Having UPVC French doors, UPVC side aspect, radiator, tongue and groove panelling and exposed brickwork.



### BREAKFAST KITCHEN

**11' x 10'10 (3.35m x 3.30m)**

Fitted with painted wood grain base and eye level units, work surfaces and stainless steel sink unit and single drainer. Built in electric oven, grill and separate gas hob with overhead extractor. Also including integrated fridge/freezer. Cupboard housing gas boiler and cylinder. Electric consumer unit, radiator and UPVC aspect.





### DRESSING AREA

Accessed from the hall and having fitted wardrobes to one wall and tunnel light. The leading to:

### SHOWER ROOM

Contemporary suite comprising large shower area, wash hand basin and WC. Fully tiled, tiled flooring, downlighters, upright electric radiator and UPVC obscure glaze.



### INNER HALL

Access to the loft space.

### BEDROOM TWO

10'3 x 9'3 (3.12m x 2.82m)

Fitted wardrobes, drawers and overheads cupboards. UPVC window looking through to sun lounge. Radiator.



### BEDROOM THREE/STUDY

11'1 x 6'5 (3.38m x 1.96m)

Radiator. UPVC door providing access to the sun lounge.



### SUN LOUNGE

15'2 x 10'3 (4.62m x 3.12m)

Solid brick construction with vaulted ceiling, four sky lights and tiled flooring.



## BEDROOM ONE

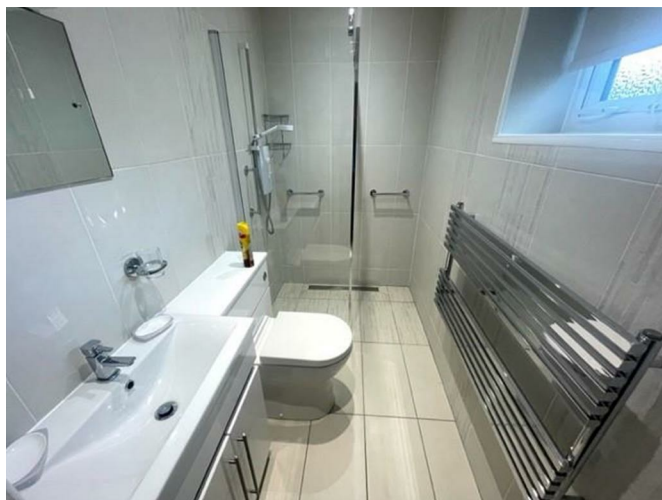
14'6 including wardrobes x 9'7 (4.42m including wardrobes x 2.92m)

Fitted triple wardrobe. Radiator. UPVC rear aspect.



## EN SUITE

Luxury facility with shower area, wash hand basin and WC within vanity unit. Fully tiled, tiled flooring, electric chrome towel rail, tunnel light, radiator and UPVC aspect.



## OUTSIDE

The property is positioned on a private drive, with mature gardens surrounding. The driveway provides access to a car port and then to the garage.



The property is in council tax band D (Mansfield District Council).

## FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

## MONEY LAUNDERING

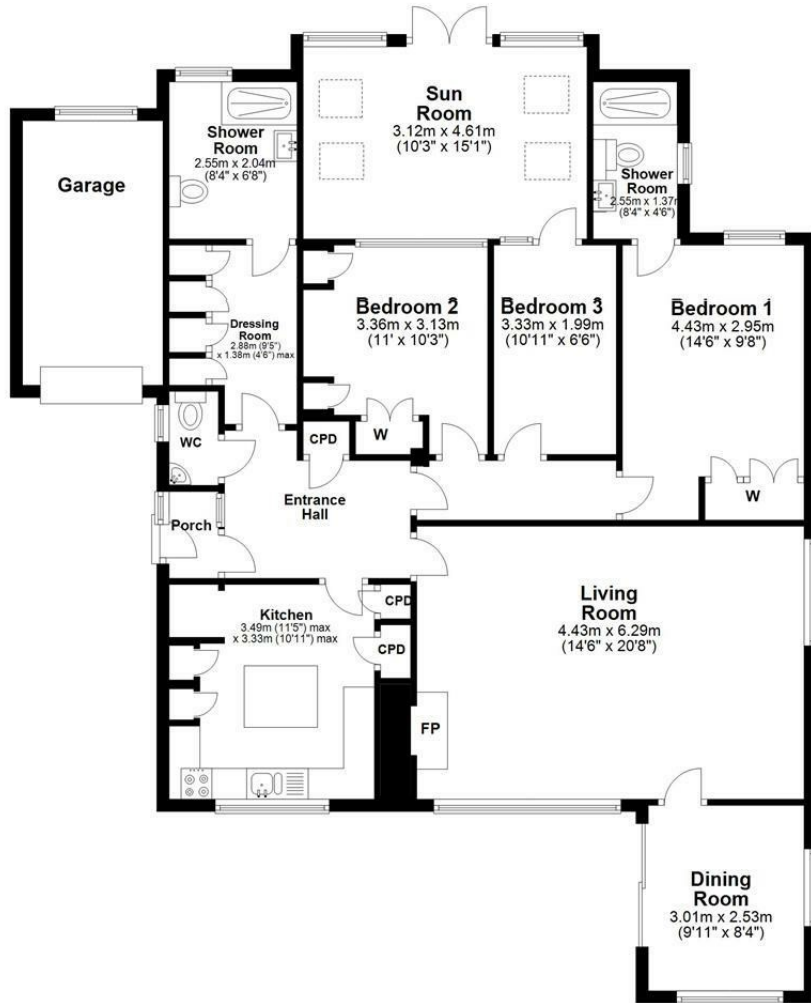
under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5538/27.07.2023



**Ground Floor**  
Approx. 135.1 sq. metres (1454.1 sq. feet)



Total area: approx. 135.1 sq. metres (1454.1 sq. feet)

Kristine Princa  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</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>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		67	80
	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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