



**8 Peel Road
Mansfield, Nottinghamshire NG19 6HB
£280,000**

- AN IMPRESSIVE, THREE-BEDROOM DETACHED BUNGALOW IN SOUGHT AFTER LOCATION
- ENTRANCE PORCH, HALLWAY AND SPACIOUS LOUNGE/DINING ROOM WITH SQUARE BAY
- TWO DOUBLE BEDROOMS (ONE WITH FITTED WARDROBES) AND ONE SINGLE BEDROOM
- OPEN PLAN LAWNED FRONTAGE, DRIVEWAY, GARAGE TO THE SIDE AND LAWNED REAR
- WELL MAINTAINED ACCOMMODATION WITH GAS HEATING AND DOUBLE GLAZING
- FITTED BREAKFAST KITCHEN WITH HIGH GLOSS UNITS AND BUILT IN OVEN AND HOB
- SHOWER ROOM WITH LARGE WALK-IN SHOWER, WC, WASH HAND BASIN AND BIDET
- EXCELLENT LOCATION, WITH GOOD TRANSPORT LINKS TO THE SURROUNDING AREAS

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, proceed onto Westfield Lane, turning left towards the top of here onto Salisbury Road and then right onto Parliament Road. Finally, turn left onto Peel Road.

ACCOMMODATION COMPRISSES

ENTRANCE PORCH

Providing access to the inner hallway.

HALLWAY

Walk-in cloaks cupboard, housing the electric meter and consumer unit. Airing cupboard with lagged copper cylinder. Radiator, coving and laminate flooring.

LOUNGE/DINING ROOM

23'1 x 11'7 increasing to 18'1 into bay (7.04m x 3.53m increasing to 5.51m into bay)

The focal point being the living flame gas fire (not tested) within reproduction fireplace. Double glazed square bay to the front, additional double glazed windows to front and side, two radiators, coving and laminate flooring.



BREAKFAST KITCHEN

13'8 x 9'2 (4.17m x 2.79m)

Fitted with a range of high gloss base and eye level units, work surfaces and circular stainless steel sink unit and single drainer. Built in electric oven and gas hob. Cupboard housing the floor standing boiler, tiled flooring, radiator, double glazed window and side door. Side entrance porch/utility room.



BEDROOM ONE

11'10 incl robes x 11'2 (3.61m incl robes x 3.40m)

Full length fitted wardrobes to one wall. Double glazed patio doors to the rear garden, side double glazed aspect, radiator and coving.



BEDROOM TWO

11'4 x 10'7 (3.45m x 3.23m)

Double glazed rear aspect, radiator, laminate and coving.



BEDROOM THREE

9'9 x 7'5 (2.97m x 2.26m)

Radiator, laminate, coving and double glazed side aspect.



SHOWER ROOM

Large walk-in shower area with PVC panelling, wash hand basin, WC and bidet. Half and full tiling, radiator and double glazed aspect.



OUTSIDE

There is an open plan lawned garden to the front of the property, with side driveway providing access to the attached garage, with up and over door, light and power. There is a private rear garden, with patio and lawn.



The property is in council tax band C (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. MA5707/13.09.2024

