



15 Green Lane, Mansfield NG18 4BJ

Offers Around £200,000

Individually designed detached bungalow with enormous potential found within a desirable, non estate setting on the South side of town.

- Spacious accommodation
- Garage plus parking for caravan/motorhome
- Lounge plus dining room
- Viewing essential
- Modern shower room

DESCRIPTION AND SITUATION

Hidden behind a hedge to preserve privacy lies this larger than average, individually designed, detached bungalow.

The property has a frontage to Green Lane and return frontage to Sunny Bank giving access to a large driveway providing plenty of parking for car/caravan/motorhome in addition to a detached garage.

The property requires general refurbishment and upgrading in order to bring the accommodation fully into line with present day standards and this has been very adequately reflected in the competitive asking price when due consideration is given to the value that fully modernised bungalows in this location achieve. The bungalow offers potential for internal re-planning to add value but provides well proportioned living accommodation complemented by two double bedrooms. Externally, the gardens are, essentially, low maintenance in nature.

The property enjoys a highly desirable location in a mature, non estate setting on the South side of town and situated a short distance from Nottingham Road where there is a frequent bus service into the town centre. This will have great appeal for those discerning home owners contemplating retirement and, importantly, the property falls within the catchment area of the hugely popular High Oakham Primary School which makes it ideal for occupation by the younger family as well.

Only by internal inspection can the true size and potential of this home be fully appreciated. The property is now vacant. Early possession is readily available (subject only to formal completion) since there will be no "chain" forming above.

ACCOMMODATION

The main accommodation with approximate room sizes maybe more fully described as follows:

LEFT HAND PORCH

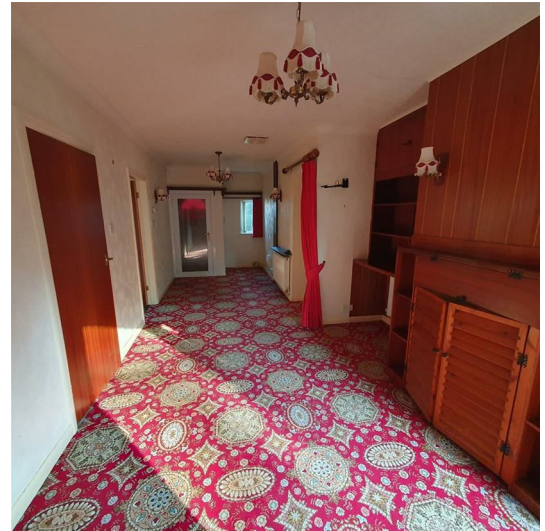
RECEPTION HALL 13'11" x 7'4" (4.25 x 2.26)

With central heating radiator, double glazed window and opening to:



DINING HALL 12'11" x 10'10" (3.95 x 3.31)

Readily capable of being separated from the hall by means of stud partitioning. Double glazed window and two central heating radiators.

**LOUNGE 13'10" x 12'7" plus deep circular bay (4.23 x 3.85 plus deep circular bay)**

Wall mounted gas fire set within a stone fireplace. Double glazed bay window with fitted seating. Further double glazed window to the front elevation. Central heating radiator.



KITCHEN 7'7" x 12'7" (2.32 x 3.84)

Equipped with stainless steel single drainer sink unit, four ring gas hob, split level oven, plumbing for washer, base and wall mounted storage cupboards. Double glazed window. Door to gardens.

**INNER HALLWAY**

In built storage cupboard and central heating radiator.

BEDROOM 15'6" x 12'4" into bay (4.73 x 3.76 into bay)

Double glazed windows to two elevations. Central heating radiator.

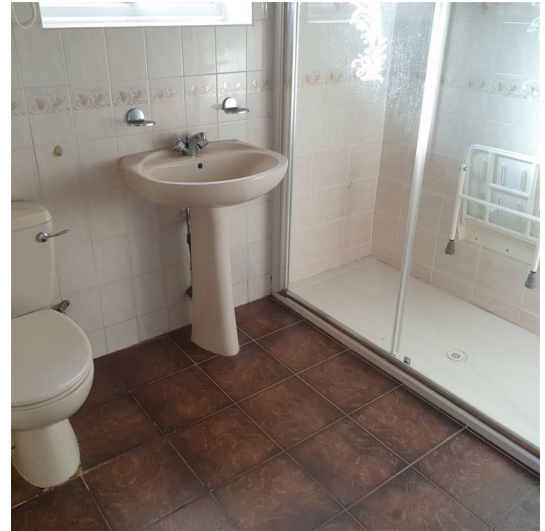


BEDROOM 11'10" x 10'5" (3.63m x 3.2m)

Double glazed windows to two elevations plus central heating radiator.

**SHOWER ROOM/WC 8'3" x 8'2" (2.52m x 2.51m)**

A large shower room featuring a walk-in shower, low level WC, wash hand basin and bidet. Full height tiling to the walls. Ceramic floor tiling. Cupboard incorporating the gas condensing combination boiler. Central heating radiator.



OUTSIDE

The forecourt comprises a shrubbery. To the right hand side of the property there is a paved patio and water feature. The property has a return frontage to Sunny Bank where there is gated access to a large driveway providing off street parking for several vehicles/caravan/motorhome. At the back of the property there is a garage (3.14m x 6.16m) with double opening doors. The remainder of the rear gardens are mostly paved for ease of maintenance.

**TENURE**

Freehold with Vacant Possession upon completion.

VIEWING

Arranged with pleasure via the sole selling agents.

SERVICES

All mains services are available and connected. Drainage is to the main sewer.

COUNCIL TAX BAND

Local Authority Mansfield District Council. The property is listed within Band C for Council Tax purposes.

ADDITIONAL PHOTOGRAPHS



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Floor Plans



Green Lane, Mansfield



DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		66	81
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	