



**36 Brick Kiln Lane, Mansfield NG18 5JZ**

**£235,000**

**A most appealing double bay fronted bungalow with beautifully established gardens enjoying a highly convenient location in a non estate setting, perfect for those contemplating retirement seeking the advantages of single storey living.**

- Well proportioned
- Comfortable lounge
- Dining room overlooking rear garden
- Wide driveway plus garage
- Now vacant

## **DESCRIPTION AND SITUATION**

The sale of this most appealing double bay fronted bungalow will be of immediate interest to the discerning homeowner contemplating retirement looking for the advantages to be gained from single storey living.

The property boasts really lovely, established gardens that enjoy a good degree of natural privacy and are a credit to the owner are sure to delight those with keen gardening interests or the purchaser looking for plenty of outdoor space suitable for summer relaxation.

The property provides extremely well proportioned accommodation; there is a comfortable lounge with bay window to the front. The dining room is located at the rear of the property and takes maximum advantage of views into the rear gardens. The dining room is partitioned from the kitchen by a stud wall meaning that it will be a simple task to create a large, dining kitchen if preferred. There are two good sized double bedrooms plus bathroom with modern fittings. The roof space has been largely boarded out and is accessed by means of a folding ladder creating extremely useful additional storage space.

Interested parties will note that the driveway is of a good width and gives access to a wider than average, detached garage at the rear.

The property enjoys a highly convenient location with regular bus services into the town centre - a distinct advantage for those unable to drive.

The property is now vacant. As such, early possession is readily available subject only to formal completion since there will be no "chain" forming above. An early inspection of this particular property is thoroughly recommended.

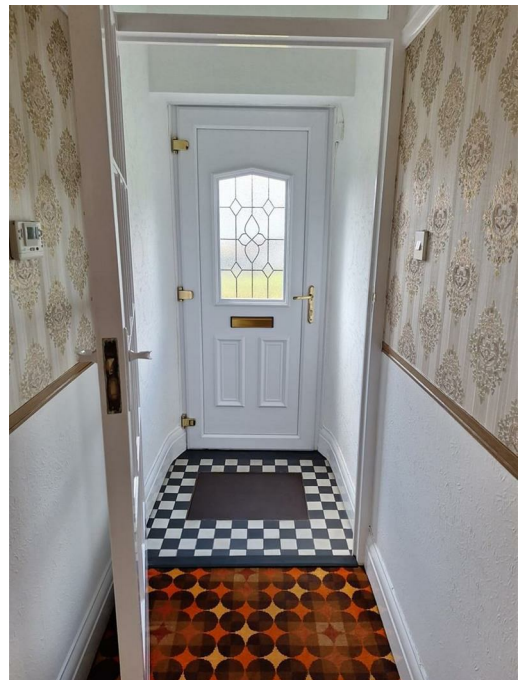
## **ACCOMMODATION**

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

### **FULLY ENCLOSED PORCH**

**ENTRANCE HALL**

With central heating radiator and picture rail.



**LOUNGE 11'7" x 15'1" plus bay (3.55 x 4.6 plus bay)**

Double glazed bay window to the front plus further window featuring coloured leaded panes to the left hand side creates a particularly bright and pleasant room. Two central heating radiators. Fitted display cabinet. Coving to the ceiling and picture rail.



**DINING ROOM 10'4" x 9'5" (3.15 x 2.88)**

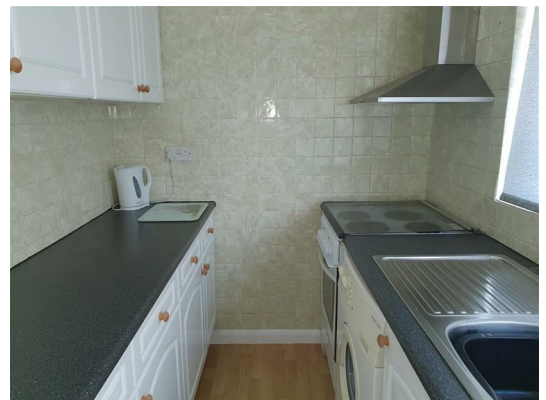
A very pleasant room with window overlooking the delightful rear gardens. Central heating radiator, fitted storage cupboards plus space for fridge and freezer.

**AGENTS NOTE**

The dining room is separated from the kitchen by means of a stud wall which gives excellent potential to create a larger dining kitchen if preferred.

**KITCHEN 5'11" x 9'1" (1.81 x 2.77)**

Equipped with stainless steel single drainer sink unit, base and wall mounted storage cupboards, space for cooker, plumbing for washer, in built storage cupboard and double glazed window. Hatch to the roof space which is partly boarded out and accessed by means of a folding ladder.



**BEDROOM 11'8" x 10'10" plus bay (3.57 x 3.32 plus bay)**

Double glazed bay window, central heating radiator, fitted wardrobe and picture rail.

**BEDROOM 12'11" x 13'5" (3.94 x 4.09)**

Double glazed window, central heating radiator, picture rail.

**BATHROOM/W.C. 6'3" x 11'8" (1.93 x 3.58)**

Equipped with a bath with electric shower and screen above, wash hand basin and W.C.



**OUTSIDE**

A nice wide tarmacadam driveway provides ample off street parking. The front garden is mainly paved along with flower beds set behind a stone wall. To the rear of the property there is a wider than average garage with up and over door. The rear gardens are a feature in themselves. They have been beautifully maintained and fully established with lawns, flower beds, herbaceous borders and shrubs plus paved patio. There is a solar dome in the rear gardens and privacy is maintained by established hedges and brick walls. There is an integral boiler house containing the Baxi wall mounted gas condensing combination boiler plus the gas and electricity meters.



## ADDITIONAL OUTSIDE PHOTOS

**TENURE**

Freehold. Vacant possession on completion.

**VIEWING**

Arranged with pleasure by the Sole Selling Agents.

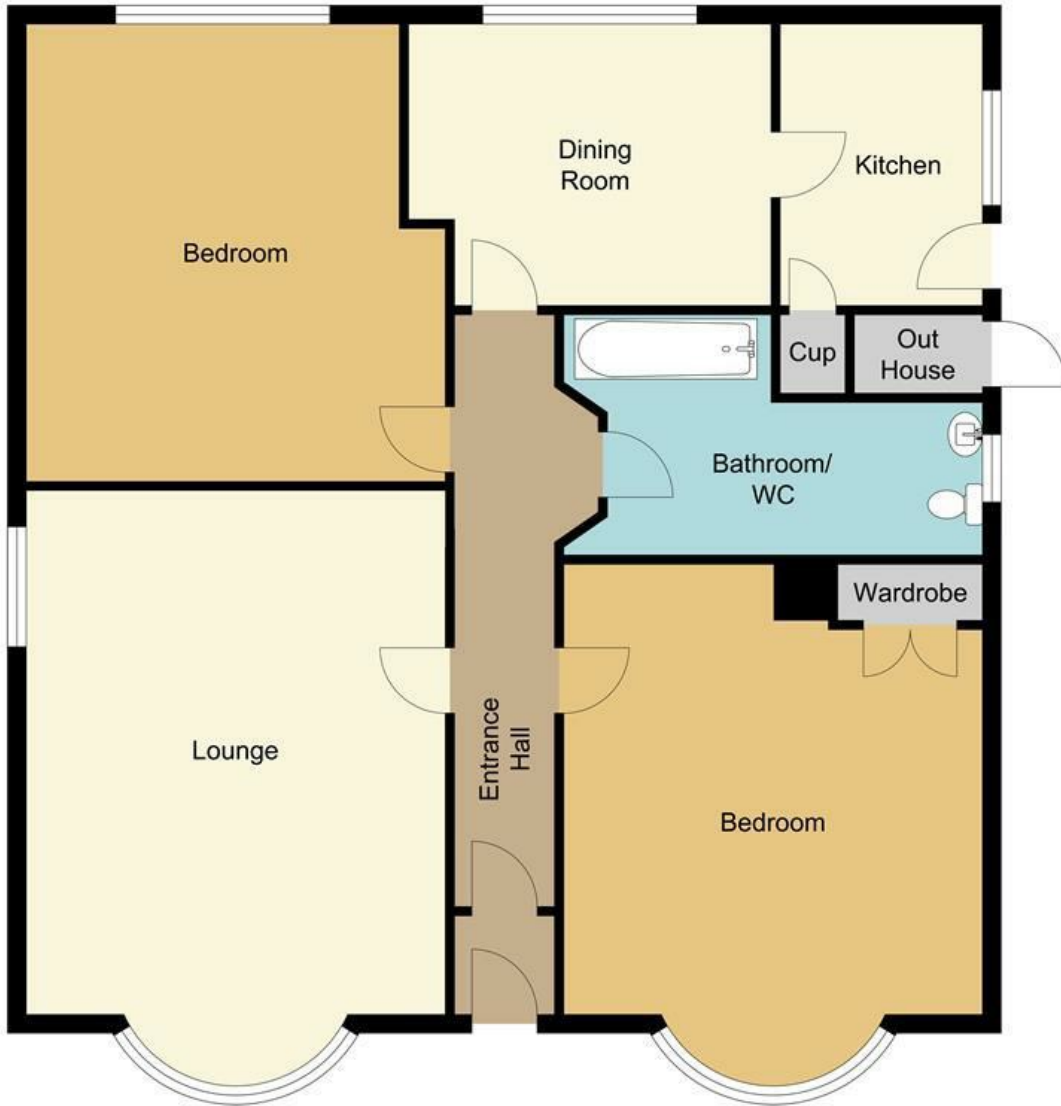


**SERVICES**

All main services are available and connected. Brick Kiln Lane is made up and is an adopted highway repairable at the public expense.

**COUNCIL TAX BAND - B**

### Brick Kiln 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) <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			
England & Wales		81	57
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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			