



## 5 Pleasley Road, Skegby NG17 3BS

**£180,000**

**ST ANDREWS C OF E PRIMARY AND NURSERY SCHOOL CATCHMENT AREA !**

**A substantially larger than average, end terraced cottage combining character with modern amenity. Perfect for the growing family.**

- Two large separate reception rooms
- Well proportioned kitchen
- Three excellent size bedrooms
- Attic room
- Rare opportunity

## DESCRIPTION AND SITUATION

The sale of this substantially larger than average end terraced cottage will be of immediate interest to the younger household looking for a well proportioned home situated within the hugely popular St Andrews Church of England Primary and Nursery School catchment area.

On entering the property you will note that most rooms are substantially larger than average. The living rooms plus master bedroom feature windows to more than one elevation taking excellent advantage of natural sunlight.

On the ground floor there is a comfortable lounge plus separate dining room. The kitchen is equipped with modern fittings and is well proportioned too.

To the first floor the master bedroom is substantially larger than average. There is a further double bedroom and good sized single bedroom on this level along with the family bathroom.

The original roof space has been adapted to create an attic bedroom used, for many years, as a double bedroom although we are instructed that this was undertaken without Building Regulation consent - hence this should not, technically, be classed as a bedroom.

The property has the benefit of a level garden to the left hand side of the building surrounding by a stone wall. This could be adapted to create off street parking if needed.

The property is situated within a popular and pleasant residential location in a non estate setting. It is located in fairly close proximity to some glorious Nottinghamshire countryside. It gains easy, vehicular access into both Mansfield and Sutton in Ashfield centres with all of their facilities.

This is a property that really needs to be viewed to be fully appreciated and this we recommend without hesitation.

## ACCOMMODATION

The accommodation with approximate room sizes may be more fully described as follows:

### ENCLOSED STORM PORCH

### ENTRANCE HALL

With staircase giving access to the first floor accommodation.

**LOUNGE 15'8" x 15'1" into bay (4.78 x 4.6 into bay)**

Two bay windows, two central heating radiators.

**DINING ROOM 11'11" x 17'2" into bay (3.64 x 5.24 into bay)**

Featuring two double glazed windows, central heating radiator. Door to the cellar.





**KITCHEN 14'7" x 9'5" (4.47 x 2.89)**

A good sized kitchen equipped with modern fittings including a stainless steel single drainer sink unit, 7 burner gas Range cooker by negotiation. Double glazed windows to two elevations. Base and wall mounted storage cupboards. Plumbing for washer and dishwasher. Ceramic floor tiling. Central heating radiator.

**REAR ENTRANCE VESTIBULE**

With ceramic floor tiling and central heating radiator.

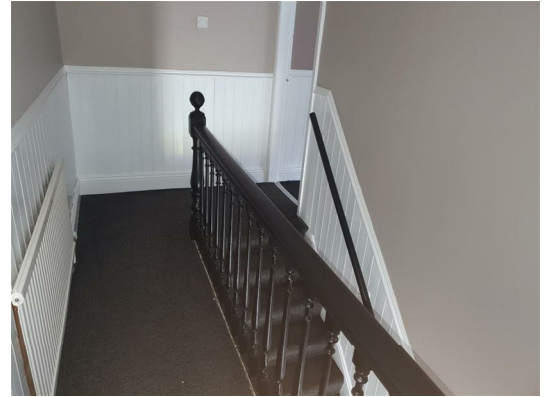
**CLOAKROOM/W.C**

Equipped with low level W.C, central heating radiator and double glazed window.

**FIRST FLOOR:**

## LANDING

A central heating radiator and staircase giving access to the attic room.



## BEDROOM 15'7" x 11'11" (4.75 x 3.65)

A substantially larger than average master bedroom easily large enough to take a King size bed. Double glazed windows to two elevations. Two central heating radiators.



## BEDROOM 9'0" x 12'5" (2.76 x 3.81)

Double glazed window and central heating radiator.



## INNER HALLWAY

**BEDROOM 6'7" x 10'11" (2.01 x 3.35)**

Double glazed window and central heating radiator.

**BATHROOM/W.C 9'6" x 7'5" (2.91 x 2.27)**

Equipped with a bath, tiled shower cubicle with electric shower, wash hand basin and W.C.

**SECOND FLOOR:**

**ATTIC ROOM 12'7" x 17'8" (3.86 x 5.39)**

With Velux type window to the rear roof slope enjoying far ranging views. In built wardrobe.





**OUTSIDE**

To the front of the property there is a shallow forecourt. The principal gardens lay to the left hand side of the house and attractive patio areas along with lawns surrounded by stone walls one of which incorporates an original stone drinking trough. There is an attached outbuilding plus small yard at the rear of the property. Included in the Title is an area of land beyond the rear stone wall in the garden. We are instructed that whilst this is included in the sale, there is no legal Right of Way over the driveway serving the adjoining properties but this is something that could be negotiated with the adjoining owners if needed and would create off street parking.

**TENURE**

Freehold. Vacant possession on completion.

**VIEWING**

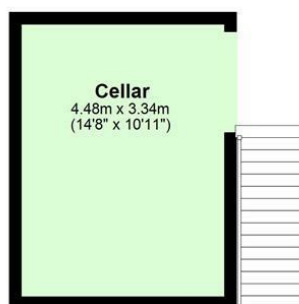
Arranged with pleasure by the sole selling agents.

**SERVICES****COUNCIL TAX BAND - B**



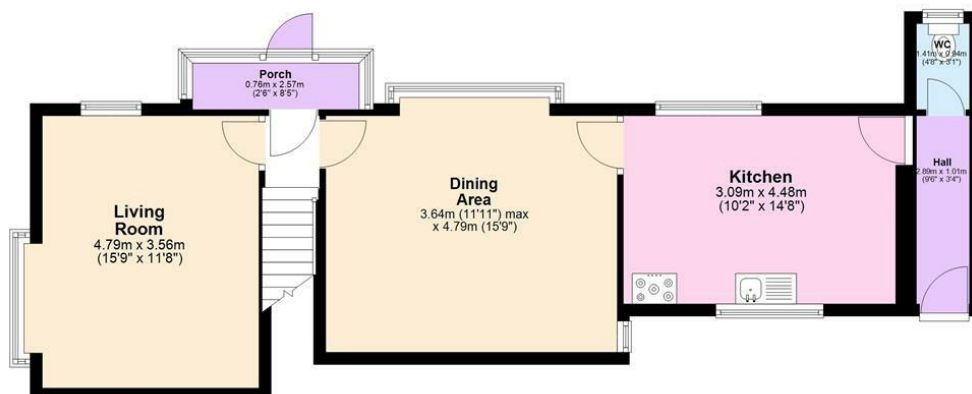
### Basement

Approx. 14.9 sq. metres (160.8 sq. feet)



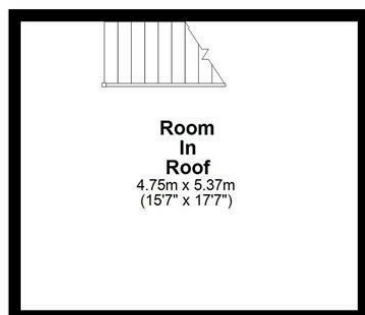
### Ground Floor

Approx. 57.0 sq. metres (613.2 sq. feet)



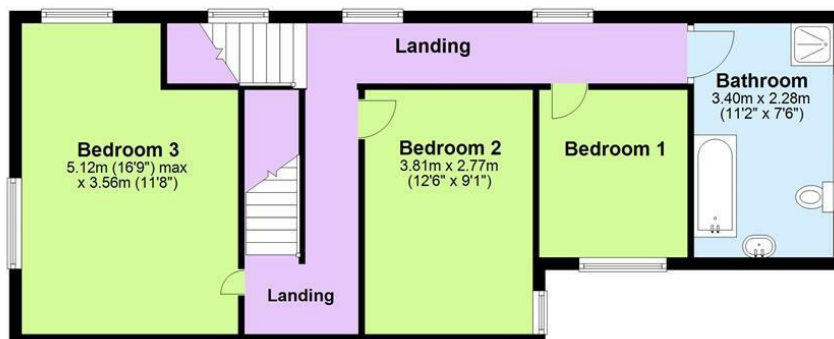
## Second Floor

Approx. 25.5 sq. metres (274.6 sq. feet)



### First Floor

Approx. 59.4 sq. metres (639.0 sq. feet)




Total area: approx. 156.8 sq. metres (1687.7 sq. feet)

**5 Pleasley Road, Skegby, Sutton-In-Ashfield**

## 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		EU Directive maximum etc.	

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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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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