



Maltby Road  
MANSFIELD





## Property Description

Nestled on Maltby Road in the heart of Mansfield, this charming three-bedroom semi-detached home presents an exciting opportunity for first-time buyers, investors, or growing families.

The ground floor offers a spacious lounge perfect for relaxing evenings, a well-appointed kitchen with ample storage, a separate utility room for added convenience, and a dedicated dining room ideal for entertaining guests or enjoying family meals. Upstairs, the property boasts three generously sized bedrooms and a family bathroom and master ensuite, providing comfortable living space for all.

To the front, the property benefits from a dropped curb leading onto a neatly laid block-paved driveway, providing off-road parking for up to three vehicles. The frontage is framed by a wooden fence boundary, offering both privacy and curb appeal, with a secure lockable gate granting access to the rear.

At the back, the garden is a well-balanced mix of practicality and greenery. A slabbed patio area offers space for outdoor seating or entertaining, while the lawn provides a generous stretch of green ideal for families or keen gardeners. A handy storage outhouse adds functionality, and the entire garden is enclosed by a fenced boundary with a secure lockable gate, ensuring peace of mind and privacy.

An excellent family home not to be missed. Arrange your viewing today on 01623 627727!

### Entrance Hall

Entry via UPVC door with wall mounted radiator and laminate floor to finish.

### Lounge

10' 6" x 10' 1" ( 3.20m x 3.07m )  
The lounge consists of double-glazed bay window to front, wall mounted radiator and carpeted floor to finish.

### Dining Room

11' 2" x 13' 6" ( 3.40m x 4.11m )  
The dining room offers double glazed window to rear with wall mounted radiator and carpeted floors to finish.

### Kitchen

6' 10" x 11' 1" ( 2.08m x 3.38m )  
The kitchen consists of matching wall and base mounted units with inset electric oven, gas hob and cooker hood over, wall mounted radiator, double glazed window to side and rear, tiled splashback, understairs storage with vinyl floor to finish.

### Utility

6' 9" x 7' 6" ( 2.06m x 2.29m )  
Currently used as a utility space but ideal for an additional room, this room offers double glazed window to front and side, matching wall and base mounted units, stainless steel sink and drainer, wall mounted radiator, and vinyl floor to finish.

## First Floor Landing

The landing offers access to the loft with double glazed window to side and carpeted floor to finish,

## Bedroom One

11' 6" x 11' 1" ( 3.51m x 3.38m )

Bedroom one consists of double-glazed window to rear with wall mounted radiator, storage, and carpeted floors.

## En-Suite

The en-suite off the master bedroom includes walk-in shower, toilet and sink, wall mounted towel rail, double glazed window to rear and tiled floors to finish.

## Bedroom Two

10' 7" x 10' 1" ( 3.23m x 3.07m )

Bedroom two consists of double-glazed window to front with wall mounted radiator and laminate floor to finish.

## Bedroom Three

10' 3" x 7' 7" ( 3.12m x 2.31m )

Bedroom three offers double glazed window to front and wall mounted radiator with laminate floor to finish.

## Bathroom

Bathroom includes bath, toilet and sink, double glazed window to rear, wall mounted towel rail, panelling and laminate floor to finish.

## Externals

The front of the property offers dropped curb leading on to a block paved drive benefiting from parking for up to three vehicles finished with wood fence boundary and secure lockable gate to the rear.

The rear garden includes slabbed patio and storage outhouse, it's mainly laid to lawn and finished with a fenced boundary and secure lockable gate.









**Ground Floor**



**First Floor**

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To view this property please contact Burchell Edwards on

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EPC Rating:  
 Awaited

Council Tax  
 Band: A

Tenure: Freehold

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