



**Barn Lodge, 159 Mansfield Road, Skegby,
Sutton-in-Ashfield, Nottinghamshire, NG17
3DX**

£400,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Modern Kitchen & Bathroom
- Dining Room & Lounge
- Large Detached Double Garage
- Good Sized Plot (0.25 Acres)
- Three Bedrooms
- Kitchen with Integrated Appliances
- Snug & Conservatory
- Detached Garden Room
- Set Back Behind Electric Gates

A three bedroom detached bungalow occupying a well maintained landscaped plot extending to a quarter of an acre, set back behind a high stone wall boundary and accessed by electric gates.

The accommodation with gas central heating and UPVC double glazing comprises an entrance porch/utility, cloakroom/WC, modern kitchen/breakfast room with integrated appliances, dining room, lounge and snug with French doors through to a conservatory. There are three bedrooms (two with Sharpes fitted wardrobes) and a good sized modern bathroom comprising a four piece suite.

OUTSIDE

The property stands back behind a high stone wall boundary and remote controlled electric gates provide access to a driveway with turning space and a large detached double garage with a remote controlled electric up and over door. The property occupies a landscaped plot extending to circa 0.25 of an acre, yet relatively low maintenance with majority lawned gardens to the front, side and rear. There are ample borders containing a variety of shrubs, evergreens, a rockery and patio including a feature covered gazebo. There is a versatile detached garden room ideal for a sitting room, home office, gym games room etc. There is outside lighting and water supply and in addition to the gated entrance, there is a pedestrian gate leading out onto Mansfield Road.

A UPVC DOUBLE GLAZED FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH/UTILITY

10'0" x 4'3" (3.05m x 1.30m)

Having plumbing for a washing machine and space for a tumble dryer. Working surface and four double glazed windows to the front elevation.

KITCHEN/BREAKFAST ROOM

13'1" x 9'3" (3.99m x 2.82m)

A superbly appointed modern kitchen having an ample range of wall cupboards with under lighting, base units including a corner carousel unit and drawers with 'soft close' doors and work surfaces over. Inset one and a half bowl sink with drainer and mixer tap and tiled splashbacks. Integrated fridge/freezer and dishwasher. Integrated Bosch appliances include a single oven, separate microwave, warming drawer and a four ring gas hob with extractor hood over. There is a fitted breakfast bar with base units, two wine racks and ample work surfaces. Cupboard housing the Baxi central heating boiler, tiled floor, underfloor heating, twelve ceiling spotlights and two double glazed windows to the front elevation.

DINING ROOM

13'2" x 8'0" (4.01m x 2.44m)

An open plan dining hall with doors through to the lounge. There is a radiator, coving to ceiling and double glazed window to the rear elevation.

LOUNGE

15'8" x 13'9" (4.78m x 4.19m)

Having a marble fireplace incorporating an electric fire. Radiator, coving to ceiling and double glazed windows to the rear and side elevation. Double doors through to the:

SNUG

9'9" x 9'5" (2.97m x 2.87m)

With radiator, coving to ceiling and UPVC French doors through to the:

CONSERVATORY

10'5" x 8'10" (3.18m x 2.69m)

With laminate floor and UPVC French doors leading out onto the front garden.

BEDROOM 1

12'5" x 11'9" (3.78m x 3.58m)

A good sized double bedroom having quality Sharpes fitted furniture comprising two separate fitted wardrobes with hanging rails and shelving, a dressing table with drawers on each side and two bedside tables. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 2

11'1" x 9'3" (3.38m x 2.82m)

Having quality Sharpes fitted furniture comprising fitted wardrobes with hanging rails and ample shelving, a large L-shaped desk with storage cupboard and drawers beneath. Radiator, coving to ceiling and double glazed window to the rear elevation.

BEDROOM 3

10'8" x 8'7" (3.25m x 2.62m)

With radiator, coving to ceiling, laminate floor and double glazed window to the side elevation.

BATHROOM

9'4" x 8'0" (2.84m x 2.44m)

Having a modern four piece white suite complemented by chrome fittings comprising a bathtub with mixer tap and pull out shower handset. There is a large shower enclosure with rainfall shower. Vanity unit with an inset wash hand basin with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, part tiled walls, heated towel rail, six ceiling spotlights, extractor fan and obscure double glazed window to the front elevation.

CLOAKROOM/WC

7'5" x 2'7" (2.26m x 0.79m)

Having a modern two piece white suite comprising a low flush WC. Vanity unit with inset wash hand basin with chrome mixer tap and storage cupboard beneath. Fully tiled walls, tiled floor, underfloor heating, loft hatch, four ceiling spotlights and obscure double glazed window to the front elevation.

DETACHED GARDEN ROOM

20'9" x 15'7" (6.32m x 4.75m)

Of brick construction beneath a pitched tiled roof. A fantastic addition to the property, this versatile detached garden room would be ideal for a variety of uses; for example home sitting room, home office, games room or gym. There is a fireplace incorporating an electric fire with marble hearth and surround. Four fluorescent light points, power points, television point, double glazed windows to the front and side elevation and a loft hatch with pull down ladder leading to a boarded loft with power and light.

DETACHED DOUBLE GARAGE

19'7" x 19'7" (5.97m x 5.97m)

Equipped with power and light point, side entrance door and a remote controlled electric up and over door.

GAZEBO

12'10" x 11'10" (3.91m x 3.61m)

A large gazebo with power and light points and patio floor.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

All mains services are connected.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.















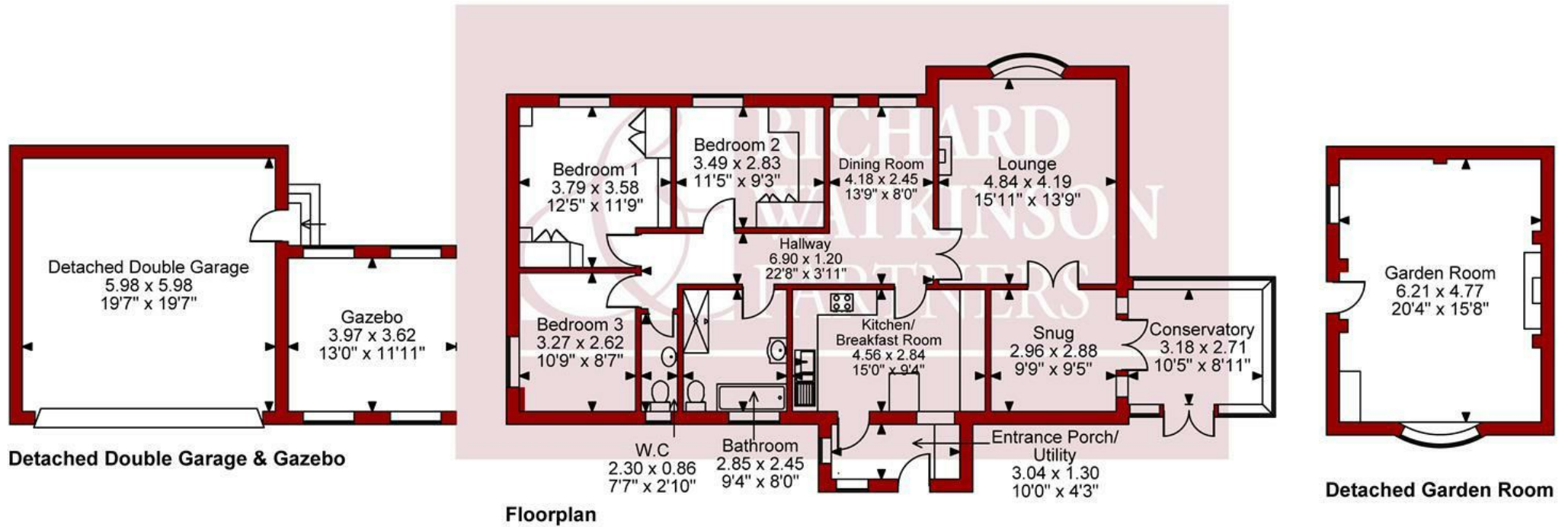








Mansfield Road, Skegby
Approximate Gross Internal Area
Bungalow = 118 SQ M / 1274 SQ FT
Large Detached Double Garage & Gazebo = 50 SQ M/540 SQ FT
Detached Garden Room = 30 SQ M / 319 SQ FT
Total = 198 SQ M / 2133 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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



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As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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