



**7 Siena Gardens, Forest Town, Mansfield,
Nottinghamshire, NG19 0RT**

£245,000

Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Lounge with French Doors
- Modern UPVC Double Glazing
- Driveway & Detached Single Garage
- Cul-De-Sac Position
- Three Bedrooms
- Separate Kitchen
- Gas Central Heating
- Front & Rear Gardens
- Close to Local Amenities

A three bedroom detached bungalow occupying a lovely cul-de-sac position of mainly detached bungalows in a highly regarded location off Holly Road within easy reach of local amenities.

The property was built in 2002 and has been owned by our client since new. The property is presented in good condition throughout with gas central heating and new UPVC double glazed windows and doors were installed in 2019.

The layout of accommodation comprises a good sized L-shaped entrance hall, kitchen, lounge with French doors, three bedrooms and a bathroom.

Externally, there is a lawned front garden adjacent to a large driveway which leads to a detached single garage. To the rear of the property, there is an enclosed garden with paved patio, central lawn and borders to all sides with plants and shrubs.

A COMPOSITE SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

L-SHAPED ENTRANCE HALL

14'4" x 3'9" (4.37m x 1.14m)

(Plus 7'10" x 2'11"). With radiator, telephone point, airing cupboard with radiator and loft hatch with ladder attached leads to a loft which houses the Worcester Bosch combi boiler.

KITCHEN

11'3" x 7'5" (3.43m x 2.26m)

Having wall cupboards, base units and drawers with work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Plumbing for a washing machine, space for an electric cooker and space for a fridge/freezer. Radiator p, tiled effect vinyl floor and double glazed window to the front elevation.

LOUNGE

19'6" x 11'1" (5.94m x 3.38m)

Having a marble fireplace with inset coal effect electric fire. Two radiators, coving to ceiling and French doors leading out onto the rear garden.

BEDROOM 1

11'9" x 11'7" (3.58m x 3.53m)

A good sized double bedroom with radiator and double glazed window to the rear elevation.

BEDROOM 2

14'3" x 9'1" (4.34m x 2.77m)

A second double bedroom with radiator and double glazed window to the front elevation.

BEDROOM 3

8'9" x 6'1" (2.67m x 1.85m)

With radiator and double glazed window to the front elevation.

BATHROOM

8'6" max x 6'1" (2.59m max x 1.85m)

Having a panelled bath with electric Triton shower above. Pedestal wash hand basin. Low flush WC. Radiator, tiled floor, tiled walls, extractor fan and obscure double glazed window to the front elevation.

OUTSIDE

The property occupies a lovely cul-de-sac position with low maintenance front and rear gardens. There is a lawned front garden adjacent to a long driveway which leads to a detached single garage. A side gate provides access to the rear garden. The rear garden has a paved patio extending the full width of the property, a central lawn which extends behind the garage and borders on two sides with plants and shrubs.

DETACHED SINGLE GARAGE

17'0" x 9'4" (5.18m x 2.84m)

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.



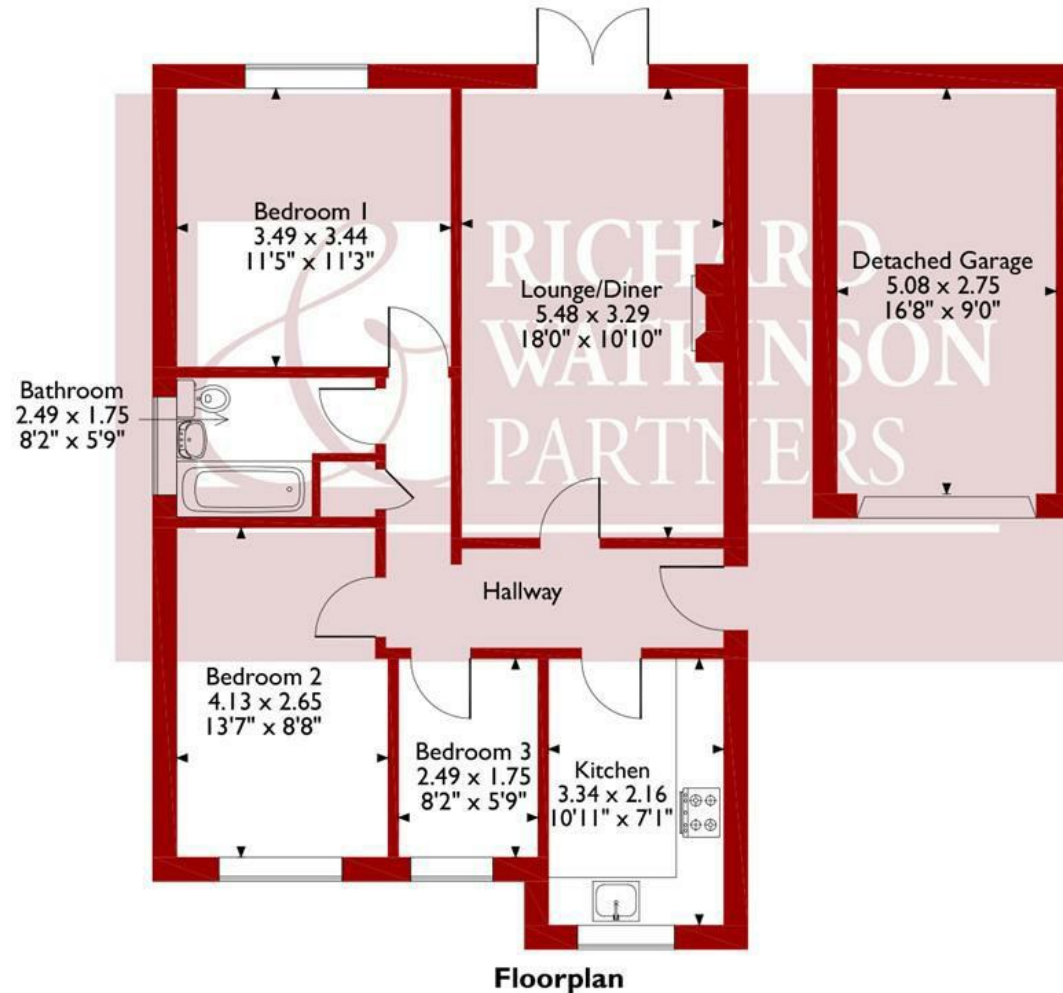




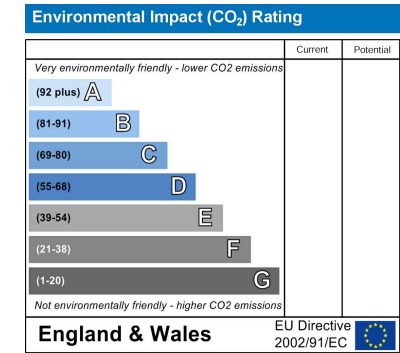
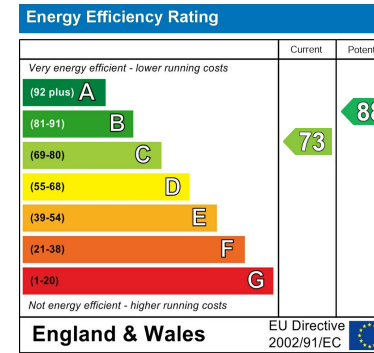




Siena Gardens, Forest Town
Approximate Gross Internal Area
Bungalow - 68 Sq M/732 Sq Ft
Detached Single Garage - 14 Sq M/151 Sq Ft
Total - 82 Sq M/883 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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. 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 by the selling agent and therefore cannot be guaranteed to be in good working order.

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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