



**The Laurels, 211 Nottingham Road,
Mansfield, Nottinghamshire, NG18 4AA**

£425,000

Tel: 01623 626990

 **RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional Detached Family House
- Family Bathroom with Separate Shower
- Kitchen & Utility
- Gated Entrance & Block Paved Driveway
- Walking Distance to High Oakham School
- Three Bedrooms
- Two Spacious Reception Rooms
- Integral Single Garage
- Prime Nottingham Road Location
- Close Proximity to Local Facilities

An extended, traditional three bedroom detached house occupying a good sized plot in a prime suburban location on Nottingham Road set back behind a gated entrance.

The Laurels provides a spacious layout of family living accommodation arranged over two floors with gas central heating, UPVC double glazing and cavity wall insulation. The ground floor comprises an entrance porch with a traditional pitched roof, entrance hall, cloakroom/WC, kitchen, utility, bay fronted dining room and a large lounge. The first floor landing leads to three bedrooms and a modern family bathroom with bath and separate shower.

The property is conveniently located within walking distance to excellent amenities and High Oakham Primary School. Internal viewing is highly recommended.

OUTSIDE

The Laurels is situated in a prime location in the High Oakham area of Mansfield, set well back from Nottingham Road behind an established holly hedgerow boundary frontage and gated entrance. There is a good sized block paved driveway with turning space leading to an integral single garage equipped with power and light. There are fenced boundaries to each side and well maintained gardens with ample plants and shrubs. To the rear of the property, there are ample patio seating areas, one off the utility and the other a sandstone patio directly off the French doors to the lounge. The garden is mainly laid to lawn with mature plants and shrubs, a raised flowerbed and established copper beech and green beech hedgerow boundaries on each side offering a pleasant mature setting. A pathway to the side leads to two further patio areas, a block paved circular patio and an octagon shaped patio. Beyond here, at the end of the garden, there is a hardstanding storage area to keep a shed and a summerhouse.

A COMPOSITE FRONT ENTRANCE DOOR WITH FLOOR-TO-CEILING DOUBLE GLAZED WINDOWPANES TO EACH SIDE PROVIDES ACCESS THROUGH TO THE:

ENTRANCE PORCH

8'2" x 6'5" (2.49m x 1.96m)

With high ceiling, tiled floor, double glazed window to the side elevation and attractive 1930s arched brickwork and original arched door with centre stained glass leads through to the:

ENTRANCE HALL

15'6" x 8'0" (4.72m x 2.44m)

With English oak floor, radiator and stairs to the first floor landing.

CLOAKROOM/WC

5'9" x 2'9" (1.75m x 0.84m)

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. Half tiled walls, tiled floor and extractor fan.

DINING ROOM

14'11" into bay x 11'7" (4.55m into bay x 3.53m)

Having a gas fire, radiator, coving to ceiling and double glazed bay window to the front elevation.

LOUNGE

21'10" x 11'6" (6.65m x 3.51m)

Having a traditional cast iron fireplace with surround and inset gas fire. Radiator, coving to ceiling and French doors leading out onto the rear garden.

KITCHEN

18'5" x 8'0" (5.61m x 2.44m)

Having wall cupboards, base units and drawers with black granite work surfaces and upstands. Inset 1 1/2 bowl stainless steel sink with chrome swan neck mixer tap. There is a fitted display cabinet with shelving and built-in storage beneath. Integrated Bosch cooking appliances include a single oven and separate integrated microwave. Integrated four ring induction hob with black granite splashback and modern stainless steel extractor hood above. Space for a fridge/freezer and integrated dishwasher. Porcelain tiled floor, radiator, fitted breakfast bar, double glazed windows to the side and rear elevations and connecting door to:

UTILITY

8'3" x 5'8" (2.51m x 1.73m)

Having wall and base units, work surfaces and an inset stainless steel sink with drainer and mixer tap. Plumbing for a washing machine and space for a tumble dryer. Tiled splashbacks, tiled floor, double glazed window to the rear elevation, door leading out onto the rear garden and personal door leads through to the integral garage.

FIRST FLOOR LANDING

8'11" x 8'0" (2.72m x 2.44m)

With obscure double glazed window to the side elevation and loft hatch with ladder attached leads to a partially boarded loft housing the gas central heating boiler.

BEDROOM 1

15'4" into bay x 11'5" into wardrobes (4.67m into bay x 3.48m into wardrobes)

Having extensive fitted wardrobes across one wall with double hanging rails and shelving plus additional overhead storage cupboards. Radiator, coving to ceiling, laminate floor and double glazed window to the front elevation.

BEDROOM 2

12'0" x 11'6" (3.66m x 3.51m)

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

BEDROOM 3

8'0" x 7'10" (2.44m x 2.39m)

With radiator and double glazed window to the front elevation.

FAMILY BATHROOM

9'4" x 7'11" (2.84m x 2.41m)

Having a modern four piece white suite comprising a tiled inset corner bath with mixer tap and shower handset. Separate tiled shower cubicle. L-shaped vanity unit with inset wash hand basin with mixer tap, work surfaces to the side and storage cupboards beneath. Low flush WC with enclosed cistern. Chrome heated towel rail, laminate floor, nine ceiling spotlights, extractor fan and obscure double glazed window to the side elevation.

INTEGRAL SINGLE GARAGE

20'7" x 8'5" (6.27m x 2.57m)

Equipped with power and light, including three large fluorescent light points. Up and over door and personal door leads through to the utility.

SUMMERHOUSE

12'3" x 9'0" (3.73m x 2.74m)

With centre opening doors and four windows, one to each side and two to the front elevation.

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 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

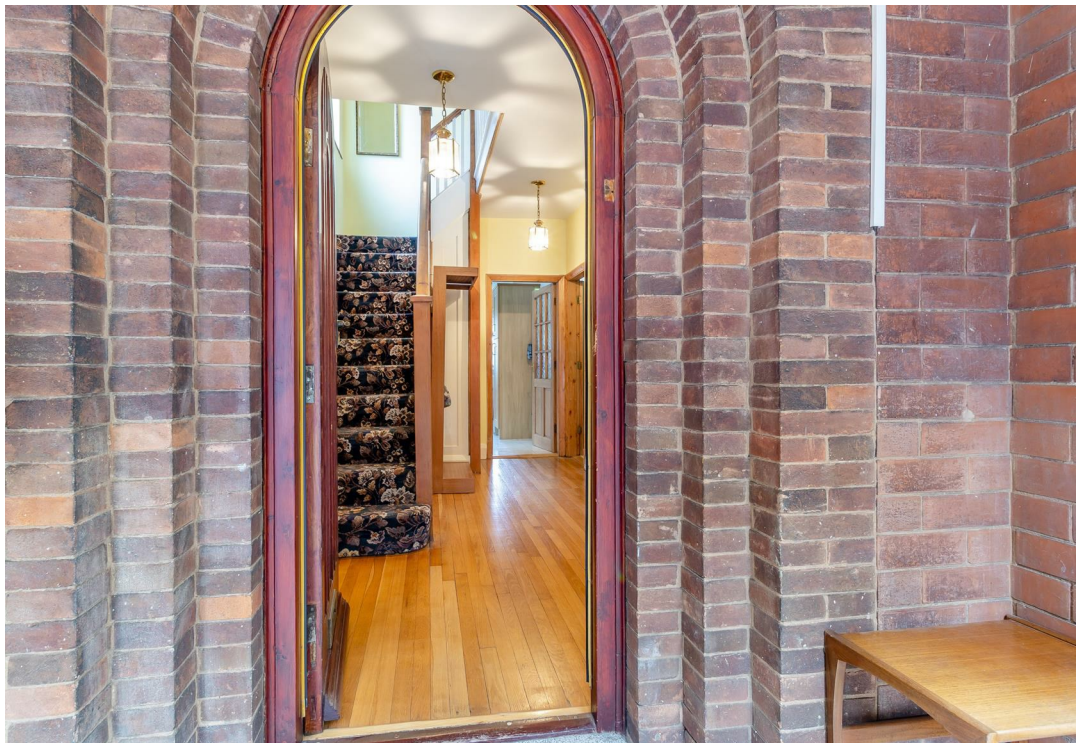
All mains services are connected.

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.











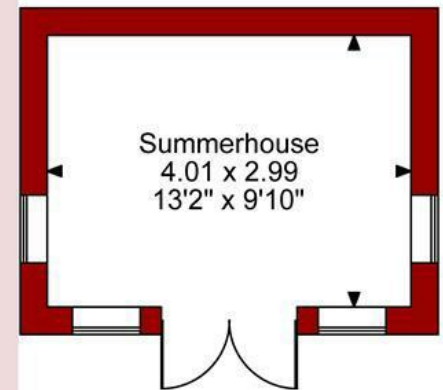
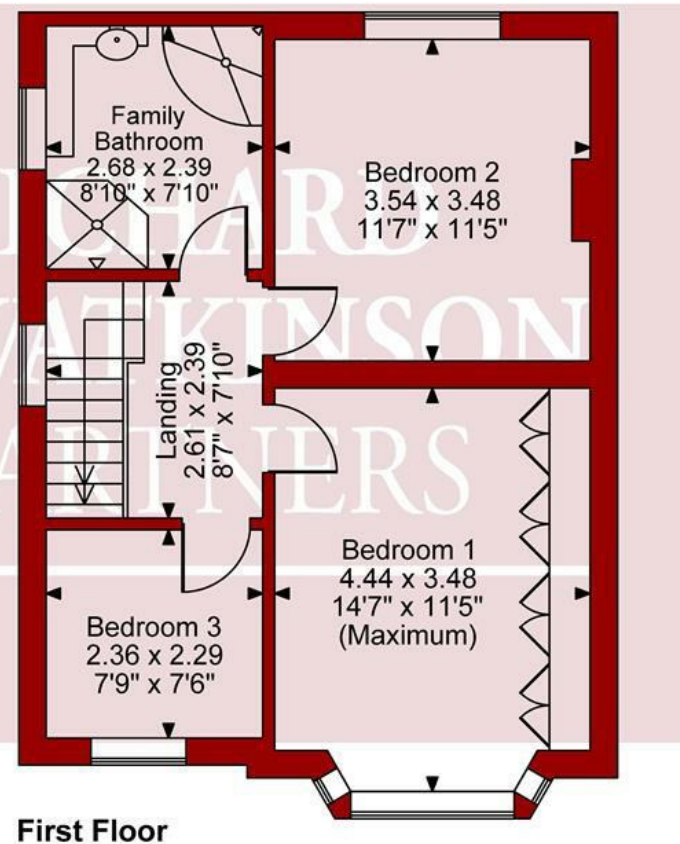
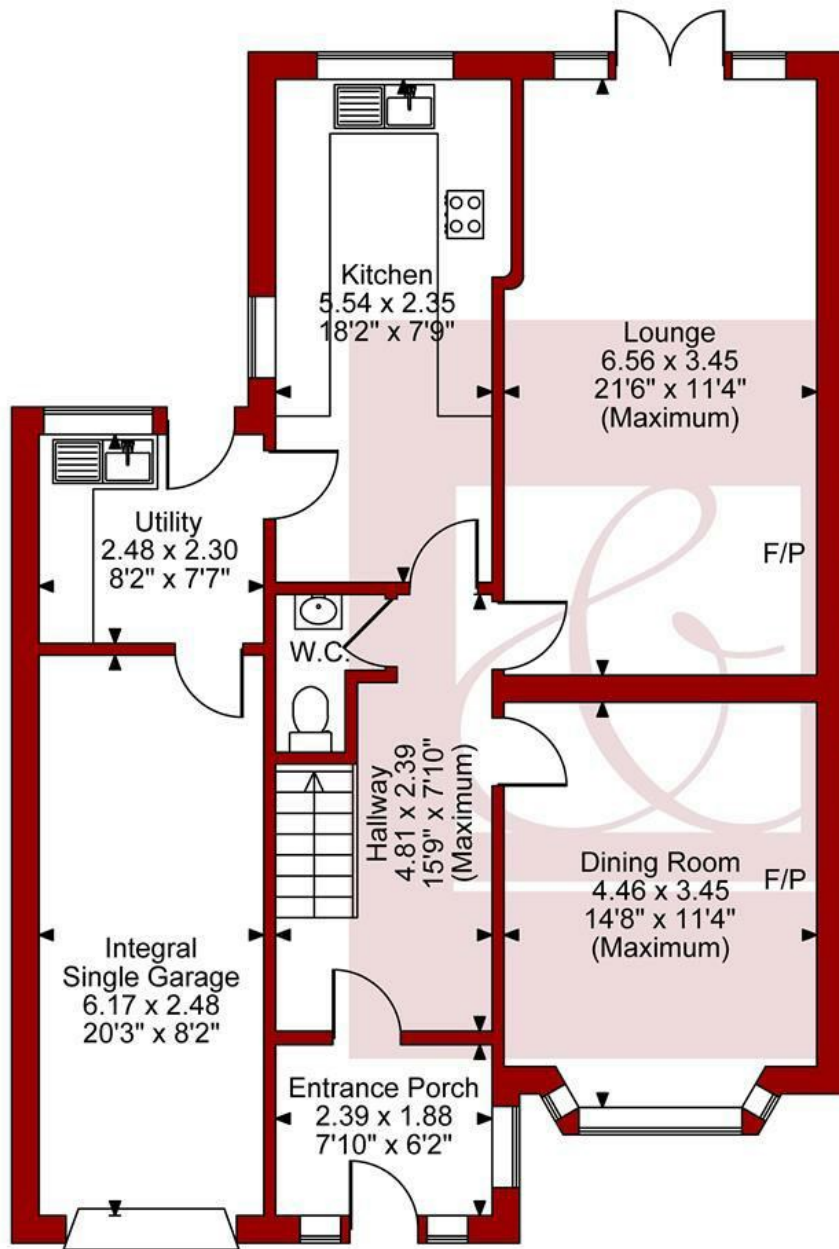






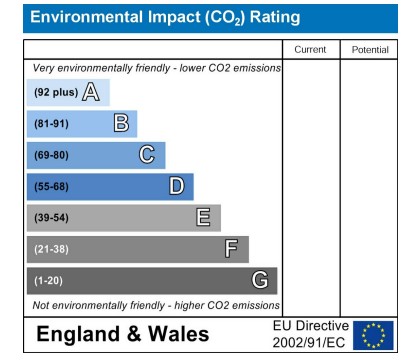
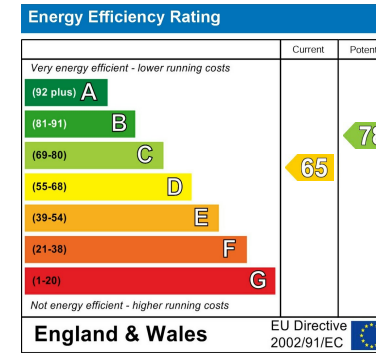


Nottingham Road, Mansfield
Approximate Gross Internal Area
Main House = 124 SQ M/1331 SQ FT
Integral Single Garage = 15 SQ M/165 SQ FT
Summerhouse = 12 SQ M/129 SQ FT
Total = 151 SQ M/1625 SQ FT



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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



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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