



**26 Oak Tree Lane, Mansfield,  
Nottinghamshire, NG18 3HJ**

**No Chain £194,995**  
Tel: 01623 626990

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



- Traditional Semi Detached House
- Spacious Ground Floor Living Space
- Modern Kitchen & Bathroom
- Gas Central Heating & UPVC D/G
- Driveway Frontage & Rear Garden
- Two Bedrooms + Study
- Open Plan Lounge & Dining Room
- Conservatory
- External Lean To Store
- Established Suburban Location

A traditional, bay fronted, two bedroom plus study, semi detached house in an established suburban location within close proximity to excellent facilities and the transport network.

The property is presented in excellent condition throughout with modern and contemporary fixtures and fittings and the benefit of gas central heating and UPVC double glazing. The ground floor layout of living accommodation comprises an entrance hall, a spacious open plan lounge and dining room, kitchen and a conservatory. The first floor landing leads to two bedrooms, a study and a modern bathroom.

The property is offered to the market with the benefit of no upward chain and internal viewing is highly recommended.

## OUTSIDE

Externally, the house stands back from Oak Tree Lane with a gravel frontage providing off road parking for two cars. A gate to the side of the house leads to an outside lean to store with access through here to the rear garden. To the rear of the property, there is a large paved patio which continues to the side of the house and onto the rear garden beneath a pergola. There is also a decked patio, L-shaped lawn and plants and shrubs to the borders to the side and rear.

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

## ENTRANCE HALL

16'2" x 5'4" (4.93m x 1.63m)

With radiator, herringbone wood effect vinyl floor, understairs storage cupboard, obscure double glazed window to the side elevation and stairs to the first floor landing.

## OPEN PLAN LOUNGE

13'11" into bay x 11'1" (4.24m into bay x 3.38m)

With radiator, coving to ceiling, herringbone wood effect vinyl floor and double glazed bay window to the front elevation.

## OPEN PLAN DINING ROOM

11'8" x 10'11" (3.56m x 3.33m)

With radiator, coving to ceiling, herringbone wood style vinyl floor and double glazed window to the rear elevation.

## KITCHEN

15'10" max x 9'1" (4.83m max x 2.77m)

Having wall cupboards, base units and drawers with wood effect laminate work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated single electric oven, four ring electric hob and stainless steel chimney extractor hood above. Plumbing for a washing machine and space for a tumble dryer and space for a fridge/freezer. Radiator, herringbone wood effect vinyl floor and French doors leading to:

## CONSERVATORY

18'10" max x 15'2" (5.74m max x 4.62m)

With vertical radiator, laminate floor and French doors leading out onto the rear garden.

## FIRST FLOOR LANDING

8'4" x 6'5" max (2.54m x 1.96m max)

With obscure double glazed window to the side elevation.

## BEDROOM 1

14'3" into bay x 11'2" (4.34m into bay x 3.40m)

With radiator and double glazed bay window to the front elevation.

## BEDROOM 2

11'0" x 10'0" (3.35m x 3.05m)

With radiator and double glazed window to the rear elevation.

## STUDY

6'9" x 5'5" (2.06m x 1.65m)

With radiator and double glazed window to the front elevation.

## FAMILY BATHROOM

7'5" x 6'5" (2.26m x 1.96m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and Creda electric shower over. Contemporary wash hand basin with mixer tap mounted on a table. Low flush WC. Laminate floor, chrome heated towel rail, tiling to one wall and obscure double glazed window to the rear elevation.

## OUTHOUSE LEAN TO STORE

10'5" x 6'5" (3.18m x 1.96m)

With gate to the front elevation and UPVC double glazed door to the rear 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

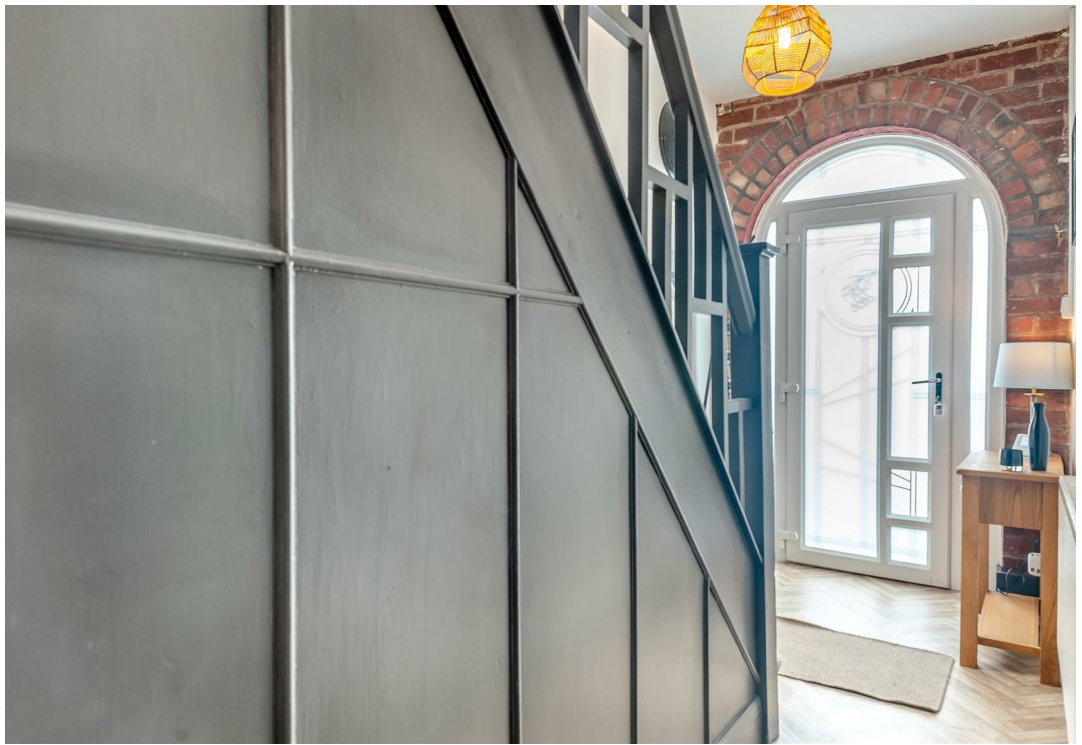
All mains services are connected.

**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.







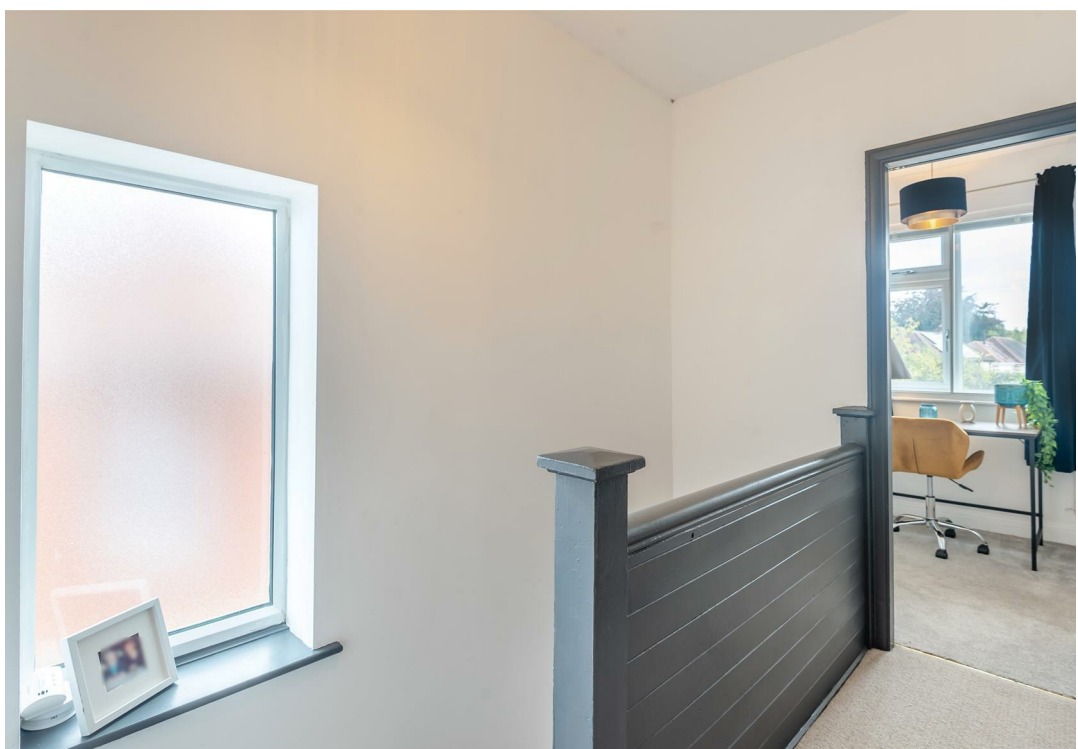














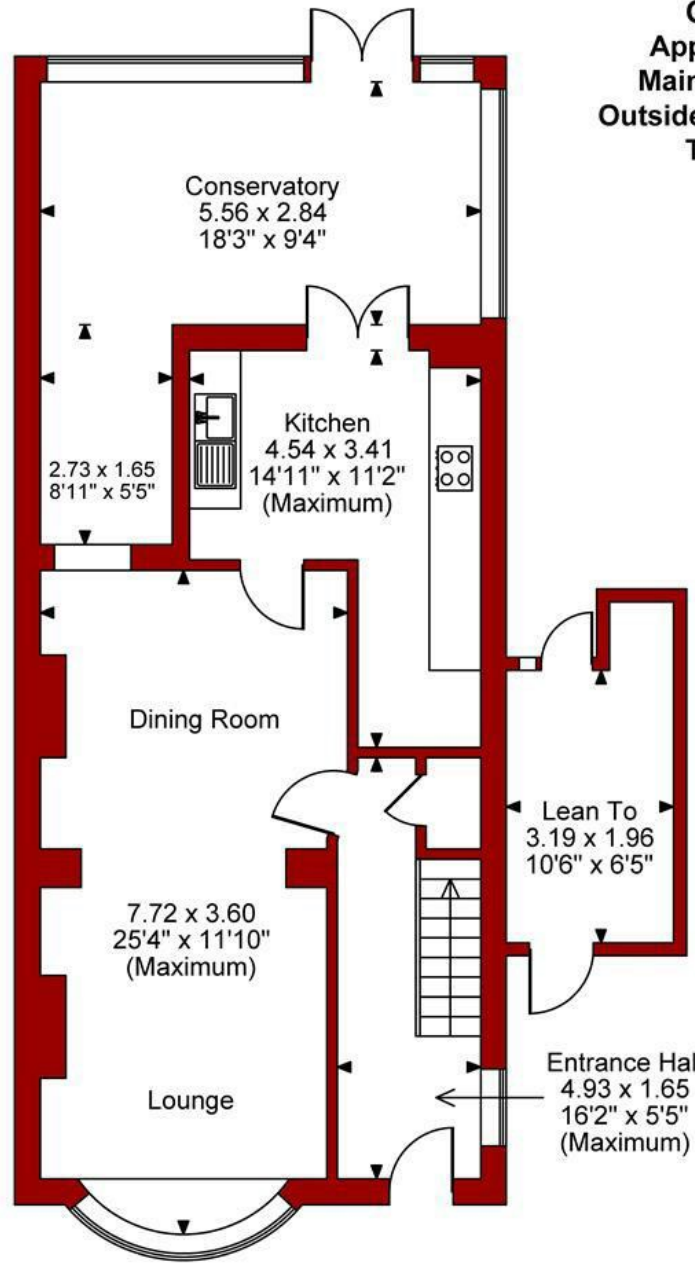




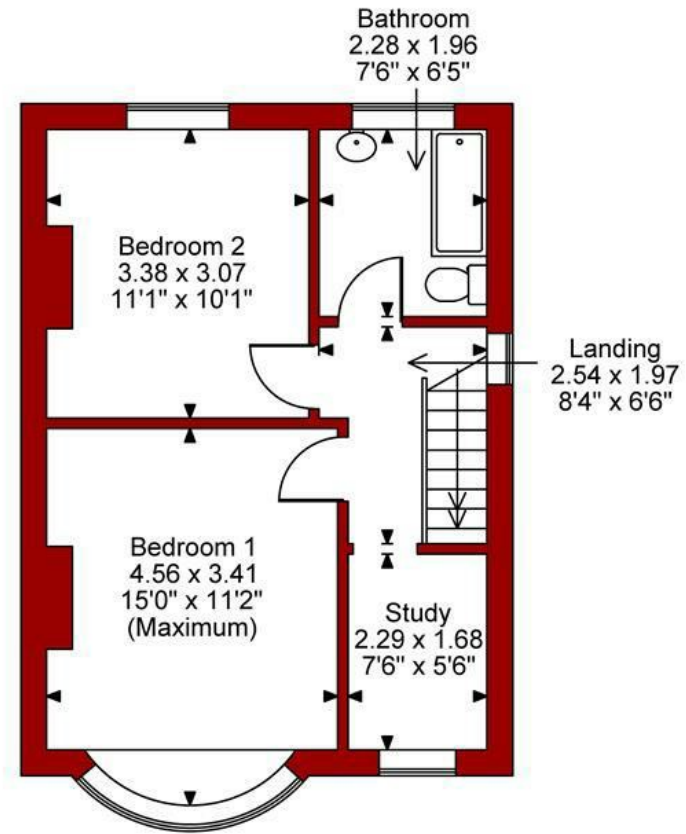




**Oak Tree Lane, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 105 Sq M/1130 Sq Ft**  
**Outside Lean To Store = 7 Sq M/74 Sq Ft**  
**Total = 112 Sq M/1204 Sq Ft**



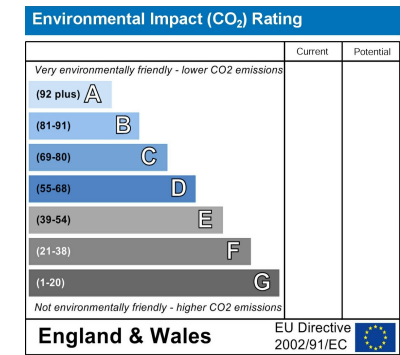
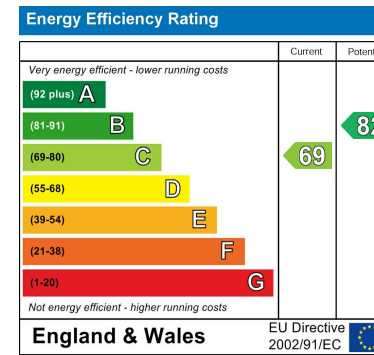
**Ground Floor**



**First Floor**

**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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