



**28 Douglas Road, Forest Town, Mansfield,  
Nottinghamshire, NG19 0LT**

**No Chain £189,995**

**Tel: 01623 626990**

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



- Detached Family House
- En Suite & Bathroom
- Conservatory
- Driveway & Integral Single Garage
- Popular Residential Location
- Three Bedrooms
- Two Reception Room
- Gas Central Heating
- South Facing Rear Garden
- Cul-De-Sac Position

Offered to the market with the benefit of no upward chain. A three bedroom detached family house in a popular residential area, positioned towards the end of Douglas Road cul-de-sac close to an open 'green space'.

The property has gas central heating and UPVC double glazing. The ground floor living accommodation comprises an entrance hall, dual aspect lounge, dining room, a good sized conservatory and a kitchen. The first floor landing leads to a master bedroom with an en suite. There are two further bedrooms and a family bathroom.

### OUTSIDE

The property is positioned towards the end of Douglas Road cul-de-sac close to an open 'green space' with shrubs and trees affording a pleasant front outlook. There is a driveway to the side of the house which leads to an integral single garage. There is a low maintenance front garden laid to gravel either side of a path which leads to the front entrance door. To the rear of the property, there is a south facing, low maintenance garden featuring a paved patio and path which extends across the rear of the conservatory and house. Beyond here, there is a low retaining stone walled boundary and a step leading up to further paved patios to each side and ample gravel areas enclosed by fenced boundaries on all sides.

### ENTRANCE HALL

5'9" x 4'9" (1.75m x 1.45m)

With radiator, laminate floor and stairs to the first floor landing.

### LOUNGE

15'11" x 10'9" (4.85m x 3.28m)

With fireplace, radiator, laminate floor, coving to ceiling and double glazed windows to the front and rear elevations.

### DINING ROOM

13'4" max x 7'11" (4.06m max x 2.41m)

With radiator, laminate floor, understairs storage cupboard and sliding patio door leading through to the conservatory.

### CONSERVATORY

15'6" x 10'6" (4.72m x 3.20m)

With radiator, laminate floor and patio door leading out onto the rear garden.

### KITCHEN

10'0" x 7'6" (3.05m x 2.29m)

Having wall cupboards, base units and drawers with laminate work surfaces above. Inset 1 1/2 bowl stainless steel sink with drainer and mixer tap. Integrated stainless steel appliances include an electric oven, four ring gas hob and extractor hood above. Integrated fridge and dishwasher. Plumbing for a washing machine. Tiled floor, six ceiling spotlights, double glazed window to the front elevation and obscure glazed side entrance door.

### FIRST FLOOR LANDING

10'0" max x 5'10" (3.05m'0.00m max x 1.78m)

### MASTER BEDROOM 1

10'3" x 9'4" (3.12m x 2.84m)

With radiator and double glazed window to the rear elevation.

### EN SUITE

7'3" x 6'4" (2.21m x 1.93m)

Having a three piece white suite comprising a tiled shower cubicle. Pedestal wash hand basin. Low flush WC. Part tiled walls, chrome heated towel rail, cupboard housing the combi boiler and obscure double glazed window to the front elevation.

### BEDROOM 2

8'6" x 8'1" (2.59m x 2.46m)

With radiator and double glazed window to the front elevation.

### BEDROOM 3

8'1" x 7'1" (2.46m x 2.16m)

With radiator and double glazed window to the rear elevation.

### FAMILY BATHROOM

8'9" x 6'7" (2.67m x 2.01m)

Having a three piece white suite comprising a panelled bath with shower over. Vanity unit with inset wash hand basin with mixer tap, ample work surface to the side and storage cupboards beneath. Low flush WC with enclosed cistern. Chrome heated towel rail, tiled floor, part tiled walls, ample fitted shelving and overhead storage cupboards, extractor fan and obscure double glazed window to the front elevation.

### INTEGRAL SINGLE GARAGE

16'4" x 8'0" (4.98m x 2.44m)

With power and light points. Up and over door. Side entrance door to the conservatory.

### 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.









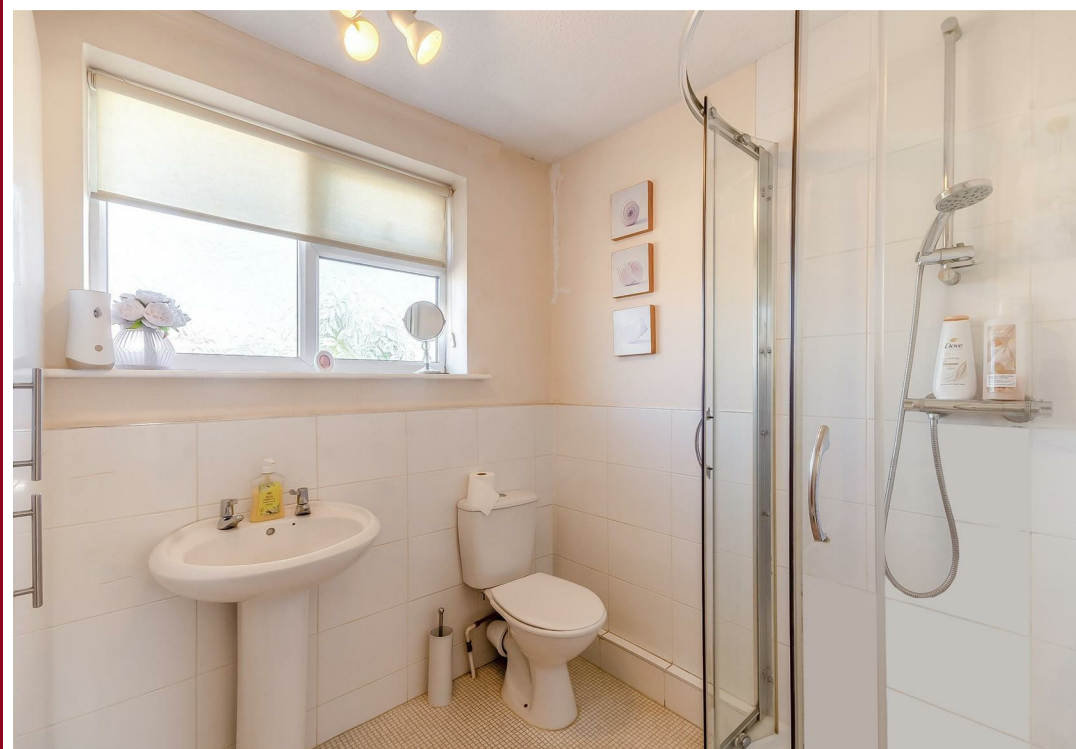










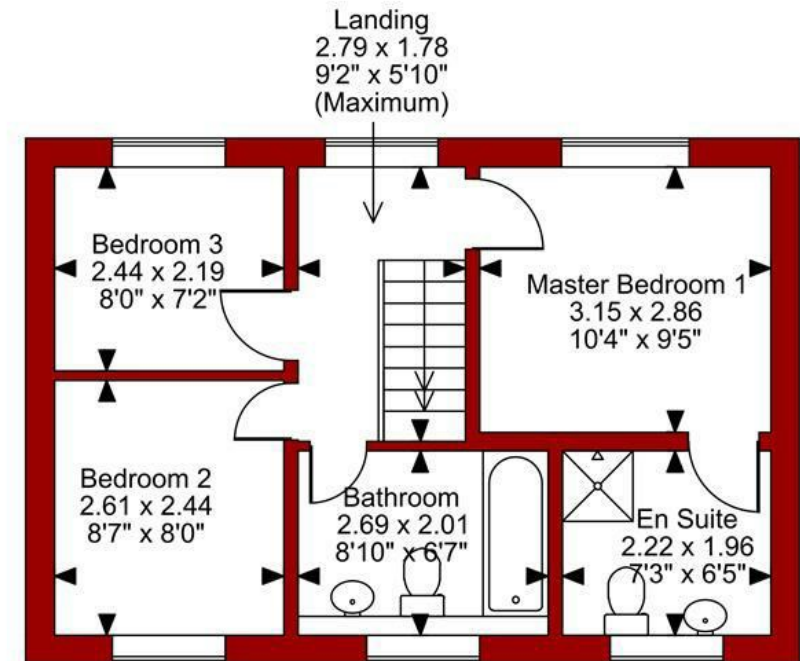
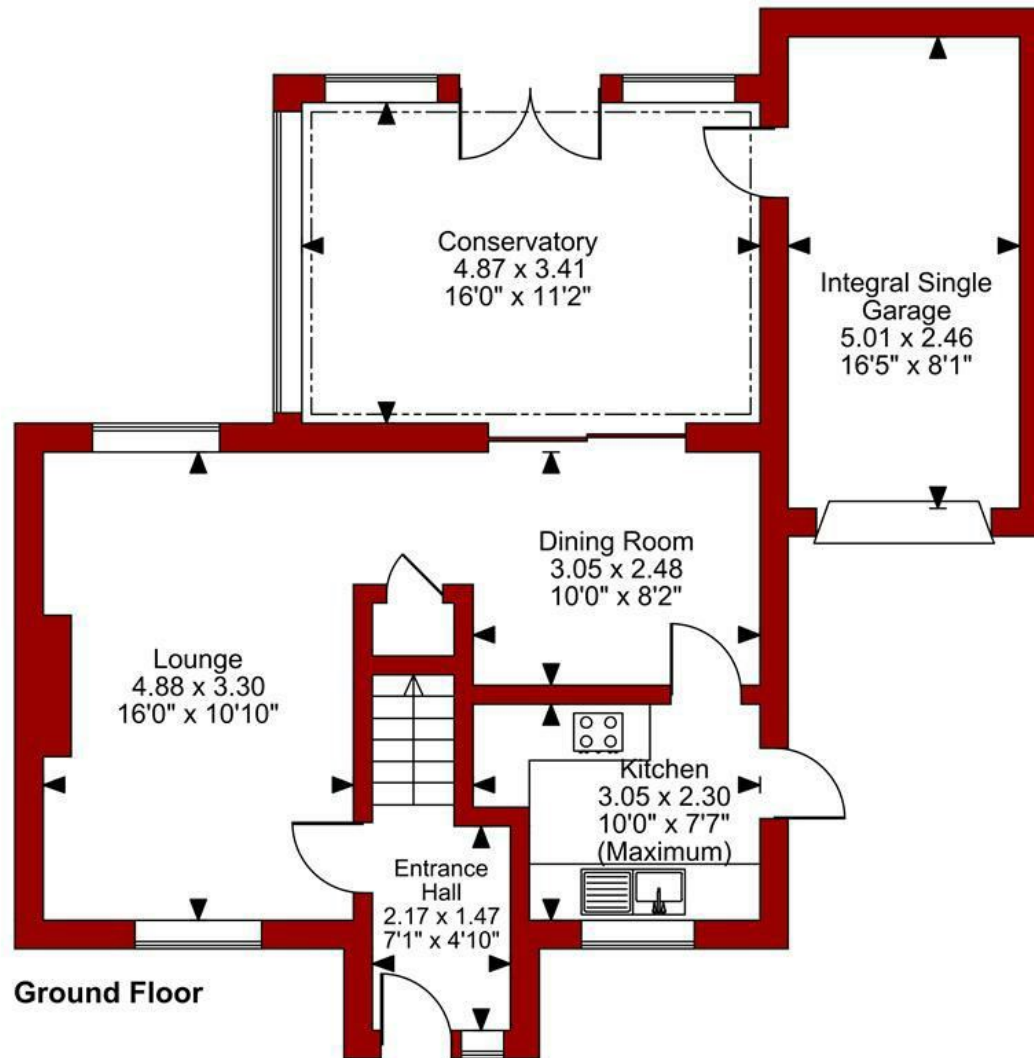








Douglas Road, Forest Town  
Approximate Gross Internal Area  
Main House = 95 SQ M / 1025 SQ FT  
Integral Single Garage = 12 SQ M / 133 SQ FT  
Total = 107 SQ M / 1158 SQ FT



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

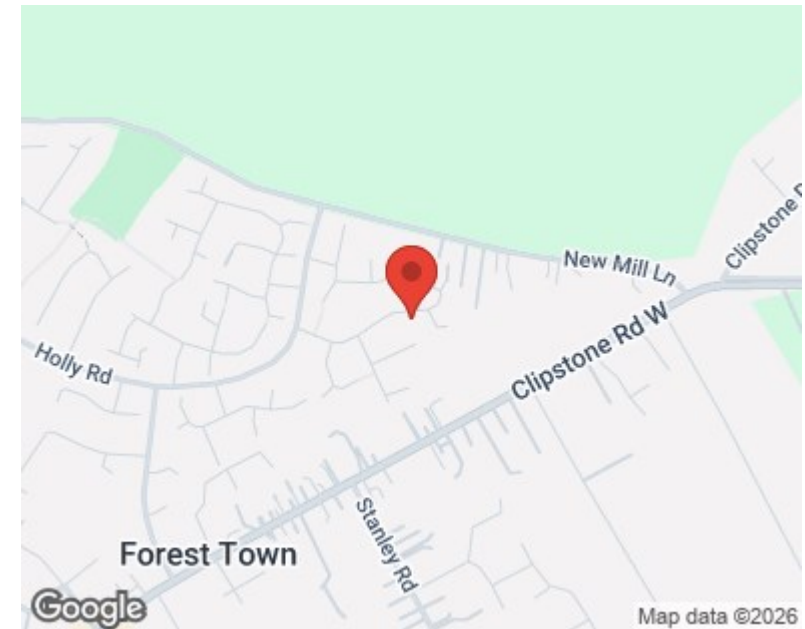
The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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



**RICS**



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