



## 26 Farndon Way, Mansfield

£180,000 NO UPWARD CHAIN Freehold

THREE BEDROOM, SEMI DETACHED, CORNER PLOT PROPERTY • COSY AND GENEROUSLY SIZED LOUNGE • EPC RATING: D  
• FITTED KITCHEN WITH PRACTICAL PANTRY AND DINING SPACE • CONVENIENT UTILITY ROOM AND EXTERNAL STORAGE SPACE • SHOWER/WET ROOM AND WC • AN ABUNDANCE OF FRONT AND REAR OUTSIDE SPACE



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**John Sankey**





### **Entrance Hall**

A welcoming entrance hall featuring a UPVC double glazed window allowing in natural light. This space includes a central heating radiator and provides access throughout the ground floor of the property.

### **Kitchen**

A well equipped kitchen featuring wall and base units housing a sink, with space for additional appliances. A tiled splashback allows for ease of maintenance, while a breakfast bar area provides convenient seating. The kitchen also benefits from a pantry and useful understairs storage nook. Additional features include a UPVC double glazed window, central heating radiator, power points, and access to the utility room.

### **Utility Room**

A practical addition to the home, offering space for additional appliances and direct access to the rear garden. The room includes a UPVC double glazed window and power points.

### **Lounge**

A generously sized and cosy living space featuring a characterful fireplace with gas fire. Two UPVC double glazed windows flood the room with natural light and provide views over both the front and rear gardens. The lounge also includes a central heating radiator and power points throughout.

### **First Floor**

#### **Bedroom No 1**

A generous double bedroom featuring fitted wardrobes and built-in storage for added practicality. A UPVC double glazed window overlooks the front of the property, and the room is completed with a central heating radiator and power points.

#### **Bedroom No 2**

Another generous double bedroom featuring built-in storage and a UPVC double glazed window overlooking the front of the property. The room also includes a central heating radiator and power points.

#### **Bedroom No 3**

The third bedroom includes useful storage space and a UPVC double glazed window overlooking the rear garden, along with a central heating radiator and power points, making it ideal as a bedroom, home office, or study.

#### **Shower room**

A practical wet room featuring an electric shower and wall-mounted sink. The space is tiled floor to ceiling for ease of maintenance and includes a central heating radiator and a UPVC double glazed window.

#### **WC**

A convenient addition featuring a low flush WC and a UPVC double glazed window.



## Outside

Occupying a generous corner plot, this property benefits from an abundance of outdoor space. The front garden is mainly laid to lawn and bordered by mature plants and shrubbery, creating excellent kerb appeal. A gated side access leads to the remainder of the outdoor areas. The rear garden offers a low-maintenance and private setting, ideal for outdoor relaxing and entertaining. Part of the garden is raised and accessed via steps, providing an additional level of versatile

## Additional information

Tenure:Freehold Council tax band:B  
Mobile/Broadband Coverage Checker visit:  
[www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





Ground Floor

First Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

This well-presented **corner plot property** offers generous and versatile accommodation arranged over two floors, making it ideal for growing families, or possible first time buyers. Positioned in a **sought-after and convenient location close to local amenities, schools, and transport links**, the home combines comfort, practicality, and excellent outdoor space.

The ground floor features a welcoming entrance hall, a generous and cosy lounge with feature fireplace, a modern fitted kitchen with breakfast bar, pantry, and under-stairs storage, along with a separate utility room providing additional practicality and access to the rear garden. Upstairs, the property offers three well-proportioned bedrooms, all benefiting from natural light and built-in storage, providing comfortable and flexible accommodation for family living, guests, or home working. A contemporary wet room and separate WC complete the first floor layout, offering excellent convenience for everyday living.

Externally, the property enjoys an **abundance of outdoor space** thanks to its corner plot position, with a lawned front garden, gated side access, and a **private, low-maintenance rear garden with raised areas**, ideal for relaxing and entertaining.

Overall with its ideal location and its convenience and practicality throughout, this home is perfect for family's looking for their next chapter or first time buyers to begin their first.



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