



39 Farmcroft Road, Mansfield Woodhouse

Guide Price £220,000 – £230,000 Freehold

THREE BEDROOM DETACHED PROPERTY • GENEROUS LIVING SPACES INCLUDING LOUNGE, DINING ROOM AND KITCHEN •
EPC RATING: D • DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR WC • DRIVEWAY PROVIDING OFF ROAD PARKING • LOW
MAINTENANCE FRONT AND REAR GARDENS • SITUATED IN A QUIET SOUGHT AFTER LOCATION



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		75
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		



Outside

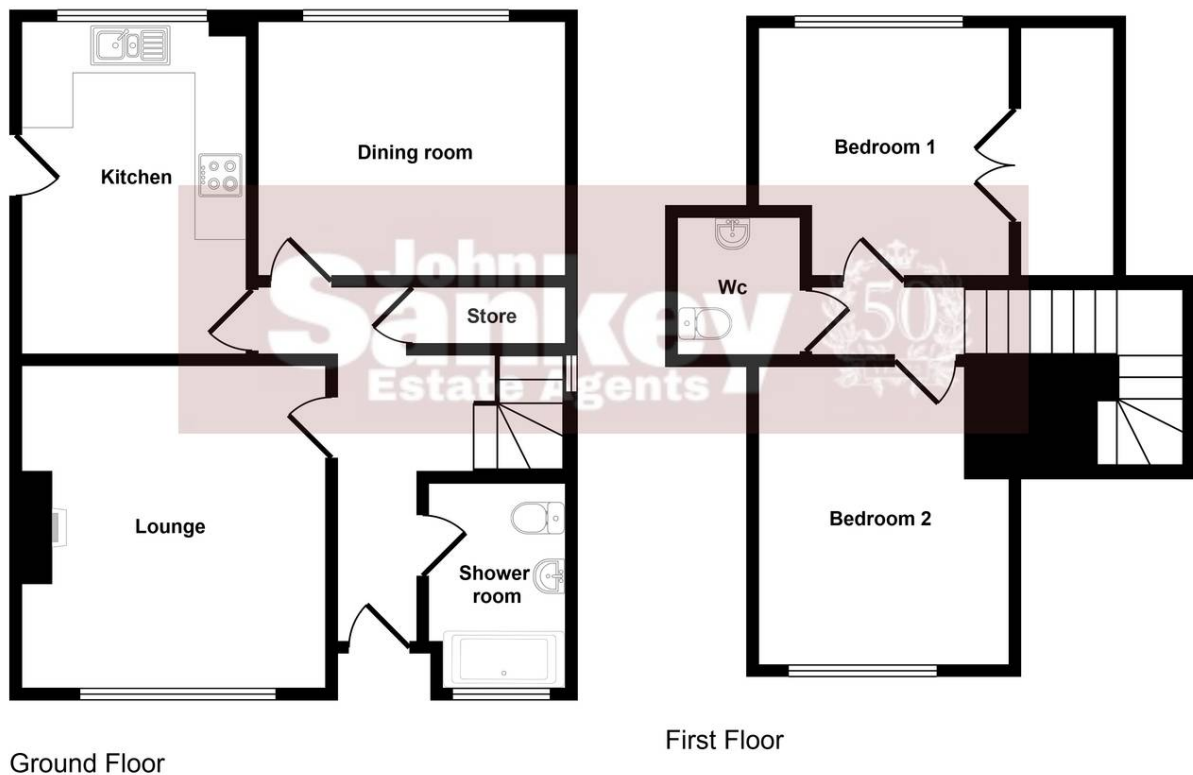
The front of the property benefits from a driveway providing off-road parking, alongside a low-maintenance front garden that enhances the home's kerb appeal. The driveway extends down the side of the property, providing access to the side entrance, garage and rear garden. To the rear, the property offers a further low-maintenance outdoor space, featuring a patio area ideal for relaxing, dining or entertaining guests. There is also space for additional planting and shrubbery, creating a versatile garden that can easily be personalised to suit individual tastes and requirements.



Additional information

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





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.

*****GUIDE PRICE £220,000-£230,000***** Situated in a quiet and highly sought after location, this well presented three bedroom detached home offers generous and versatile accommodation, making it an excellent choice for those looking to downsize while still enjoying comfortable living space.

The property features a welcoming entrance hall, a cosy lounge with a feature fireplace, a well-equipped kitchen with dining space, a modern ground floor shower room, two generous double bedrooms and a versatile additional room that could be utilised as a dining room, home office or occasional third bedroom. A convenient first-floor WC adds further practicality.

Externally, the property benefits from a driveway providing ample off-road parking, a substantial garage with excellent storage and workshop potential, and low-maintenance gardens to both the front and rear. The rear garden offers a pleasant patio area ideal for outdoor relaxing and entertaining.

Combining flexible accommodation, practical features and a peaceful setting, this charming detached home presents a fantastic opportunity in a desirable residential location.



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