





# 11 Glen Mooar Close, Forest Town

## Offers Over £190,000 Freehold

THREE BEDROOM DETACHED PROPERTY • GENEROUS LOUNGE WITH FEATURE FIREPLACE • EPC RATING: D • KITCHEN/DINING ROOM CONNECTING TO THE REAR GARDEN THROUGH DOUBLE DOORS • DOWSTAIRS WC & FIRST FLOOR SHOWER ROOM • PRACTICAL CAR PORT & GARAGE WITH UP AND OVER DOOR • WELL MAINTAINED REAR GARDEN SITUATED ON TWO LEVELS • SITUATED IN A SOUGHT AFTER LOCATION CLOSE TO LOCAL AMENITIES

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John Sankey

50 YEARS











**Entrance Hall**
A welcoming entrance hall providing access to the ground floor accommodation. The space benefits from a central heating radiator and access to a convenient downstairs WC.

**Ground floor WC**
A convenient addition to the home comprising a low flush WC and corner pedestal sink with mixer tap. The room also features tiled walls and flooring for ease of maintenance, alongside a UPVC double glazed window.

**Lounge**
14' 8" x 14' 3" (4.46m x 4.34m)
A generous and cosy lounge featuring an attractive stone fireplace housing a gas fire, creating a focal point within the room. A UPVC double glazed bay window fills the space with plenty of natural light, while a central heating radiator and power points complete the room. The lounge also benefits from useful under stairs space and double doors connecting directly to the kitchen and dining room, creating a great flow between the living areas.

**Kitchen/Diner**
14' 11" x 9' 10" (4.54m x 3.00m)
A generous kitchen and dining room offering enough space to comfortably seat four or more people, making it ideal for everyday family living and entertaining. The kitchen features a range of wall and base units providing an abundance of useful storage and housing integrated appliances, including an oven, hob and extractor fan. The space also includes a sink and additional room for further appliances. A UPVC double glazed window allows natural light into the room, while double doors open directly onto the rear garden, creating a great connection between indoor and outdoor living. A central heating radiator and power points completes the space.

**First floor**

**Bedroom No 1**
14' 8" x 13' 5" (4.48m x 4.10m)
A generous double bedroom featuring two UPVC double glazed windows which fill the room with natural light. The bedroom provides plenty of space for a range of furniture and benefits from a central heating radiator and power points.

**Bedroom No 2**
9' 11" x 6' 3" (3.01m x 1.90m)
A second double bedroom featuring a fitted wardrobe providing useful storage. A UPVC double glazed window overlooks the rear garden, while the room also benefits from a central heating radiator and power points.

**Bedroom No 3**
9' 8" x 6' 4" (2.94m x 1.94m)
A well proportioned third bedroom which could also accommodate a double bed if desired. The room benefits from a UPVC double glazed window, central heating radiator and power points. This versatile space could also be utilised as a home office, study or nursery depending on the needs of the new owner.

**Shower room**
A modern shower room serving the first floor accommodation, comprising a low flush WC, vanity sink with mixer tap and walk in electric shower. Tiled walls provide ease of maintenance, while a heated towel rail and UPVC double glazed window complete the space.

**Garage**
15' 4" x 7' 8" (4.68m x 2.34m)
A practical addition to the home, the garage provides useful space for secure storage, workshop use or other practical needs. The garage benefits from an up and over door to the front and an additional side door providing access to the rear garden. A UPVC double glazed window allows natural light into the space, while lighting and power points add further convenience. The generous and versatile space offers excellent potential for use as a workshop or additional storage area, increasing the overall practicality of the property.

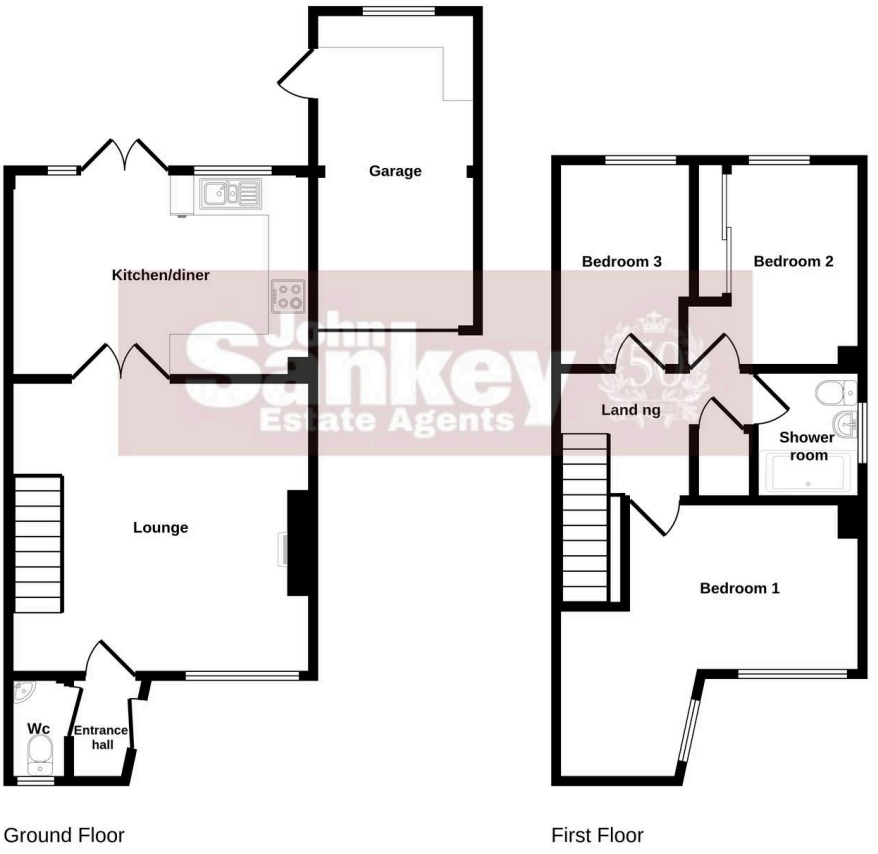


**Outside**
The front of the property boasts a low maintenance space with room for parking outside the home and in a convenient car port outside the garage. A path extends down the side of the home leading you to a side gate which allows access to the rear garden. The rear garden is a generous and well maintained space bordered by mature trees and shrubbery, creating a private and characterful outdoor space. The garden is arranged over two levels, with a patio area providing an ideal space for outdoor seating, relaxing and entertaining guests. The patio also provides convenient access to the garage /workshop. The upper level is mainly laid to lawn and features flower beds, adding further character and providing plenty of opportunity for gardening and outdoor activities.



**Additional information**
Tenure: Freehold Council tax band: B (Mansfield District Council) 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.

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furnishing or any other purposes and are approximate.

A well presented three bedroom detached property situated in a sought after location, within easy reach of local amenities, shops and transport links. Offering generous living accommodation, practical features and a well maintained rear garden, the property would make an ideal family home.

The ground floor features a generous lounge with a bay window and feature stone fireplace, alongside a kitchen and dining room with integrated appliances and double doors opening onto the rear garden. A convenient downstairs WC adds further practicality.

To the first floor are three well proportioned bedrooms, including two doubles and a versatile third bedroom which could also be utilised as a home office or nursery. A modern shower room completes the first floor accommodation.

Outside, the property benefits from a generous rear garden arranged over two levels, featuring patio and lawned areas bordered by mature trees and shrubbery. A car port and garage provide useful covered parking, storage and potential workshop space.

With three bedrooms, generous living spaces, a car port, garage and attractive rear garden, this detached property offers an excellent opportunity for families looking for a comfortable home in a desirable location.

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