



Sandy Grove  
Mansfield

burchell  
edwards

# Sandy Grove Mansfield NG18 2FG

for sale offers over  
**£175,000**



## Property Description

Burchell Edwards are pleased to bring to market this two-bedroom semi-detached home, situated on the popular Sandy Grove development in Mansfield.

Offering driveway parking for two vehicles, fitted wardrobes to both bedrooms and an enclosed rear garden, this property would make an ideal first-time purchase, investment opportunity or home for those looking to downsize.

The accommodation briefly comprises an entrance into the living room, featuring stairs to the first floor and access through to a well-equipped kitchen/diner. The kitchen is fitted with a range of matching wall and base units, integrated cooking appliances and French doors leading directly to the rear garden, creating a practical and sociable living space. A ground floor cloakroom/WC and storage cupboard opposite completes the accommodation on this level.

To the first floor are two bedrooms, both benefitting from fitted wardrobes, along with a family bathroom fitted with a bath, wash hand basin and WC.

Externally, the property enjoys driveway parking for up to two vehicles to the front and an enclosed rear garden with lawn and patio areas, ideal for outdoor enjoyment.

Conveniently located for local amenities, transport links and schools, this home offers comfortable and low-maintenance living in a sought-after residential location.

## Living Room

Entered via a uPVC front door, the living room is fitted with carpet flooring and features a double glazed window to the front elevation, a wall-mounted radiator and stairs rising to the first floor.

## Kitchen / Diner

Fitted with a range of matching wall and base units, the kitchen/diner incorporates a gas hob with cooker hood above and an electric oven. Additional features include vinyl flooring, tiled splashbacks, spotlights, a wall-mounted radiator and double glazed French doors opening onto the rear garden.

## Wc / Cloakroom

Conveniently located on the ground floor and comprising a ceramic WC and wash hand basin with tiled splashback, vinyl flooring and a wall-mounted radiator.

## Inner Hall

Includes additional storage cupboard located opposite the WC. Ideal for storage, pantry or airing cupboard and includes wooden racks.

## Landing

With carpet flooring, a wall-mounted radiator and access to the loft space.

## Bedroom One

A well-proportioned bedroom featuring carpet flooring, double glazed windows overlooking the rear garden, a wall-mounted radiator, TV point and fitted wardrobes.

## Bedroom Two

Positioned to the front of the property, this bedroom benefits from carpet flooring, a double glazed window, wall-mounted radiator, fitted wardrobes and a useful storage cupboard over the stairs.

## Bathroom

Comprising a bath with shower attachment, ceramic WC and wash hand basin. Finished with vinyl flooring, tiled splashbacks, spotlights, a wall-mounted towel radiator and shaving point.

## Loft Space

Accessible via a ceiling hatch. Please note there is no loft ladder fitted.

## Externals

To the front of the property is off-street parking for up to two vehicles, alongside a selection of flowers and plants. A locked side gate provides access to the rear garden.

The enclosed rear garden benefits from fenced boundaries, a lawned area and a slabbed patio, providing an ideal space for outdoor seating and entertaining. A locked side gate offers additional access.









Total floor area 62.9 m<sup>2</sup> (677 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E Mansfield@burchelledwards.co.uk**

12 Albert Street  
 MANSFIELD NG18 1EB

EPC Rating: B    Council Tax  
 Band: A

Tenure: Freehold

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