



46 Oak Tree Lane, Mansfield

£150,000 Freehold

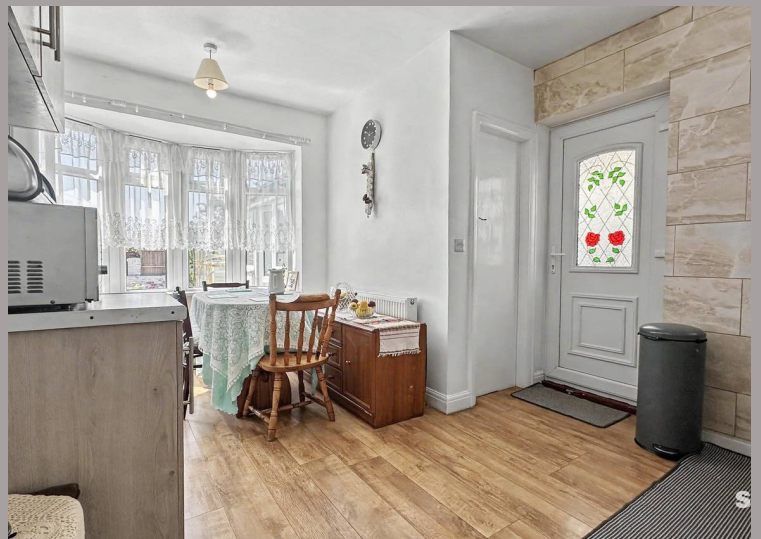
TWO BEDROOM SEMI DETACHED BUNGALOW • KITCHEN DINER WITH WITH PANTRY SPACE • NO UPWARD CHAIN, EPC RATING: • GENEROUS AND COSY LOUNGE • PRACTICAL UTILITY SPACE WITH REAR GARDEN ACCESS • SITUATED CLOSE TO LOCAL AMENITIES • LOW MAINTENANCE FRONT AND REAR GARDENS



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John Sankey





Entrance hall

A welcoming entrance hall that guides you through the property. The space benefits from a central heating radiator and power points, creating a practical and inviting first impression.

Lounge

14' 4" x 9' 11" (4.38m x 3.01m)

A cosy and comfortable living space featuring a UPVC double glazed bay window and additional internal windows that allow natural light to flow through the room. The lounge benefits from two central heating radiators and power points throughout.

Kitchen/Diner

14' 7" x 12' 5" (4.45m x 3.79m)

A generous kitchen/diner filled with natural light from a UPVC double glazed bay window in the dining area and a further UPVC double glazed window in the kitchen. The kitchen is fitted with a range of wall and base units incorporating a sink, offering an abundance of storage and space for additional appliances. Further benefits include built-in storage, a useful pantry housing the boiler and access to a lean-to/utility area leading to the rear garden. The dining area comfortably accommodates four or more people and the room also features a central heating radiator and power points throughout.

Utility room

23' 5" x 6' 11" (7.14m x 2.11m)

A practical addition to the home, accessed directly from the kitchen. This useful space provides additional room for appliances, benefits from a separate storage room and offers direct access to the rear garden. A UPVC double glazed window fills the room with natural light, creating a bright and functional utility area.

Bedroom No 1

15' 9" x 8' 11" (4.80m x 2.72m)

A generous double bedroom featuring a UPVC double glazed window overlooking the rear garden, filling the room with natural light. The space benefits from a central heating radiator and power points throughout.

Bedroom No 2

15' 1" x 7' 5" (4.59m x 2.26m)

A well-proportioned double bedroom with a UPVC double glazed window overlooking the front garden. The room includes a central heating radiator and power points, creating a bright and comfortable space.

Bathroom

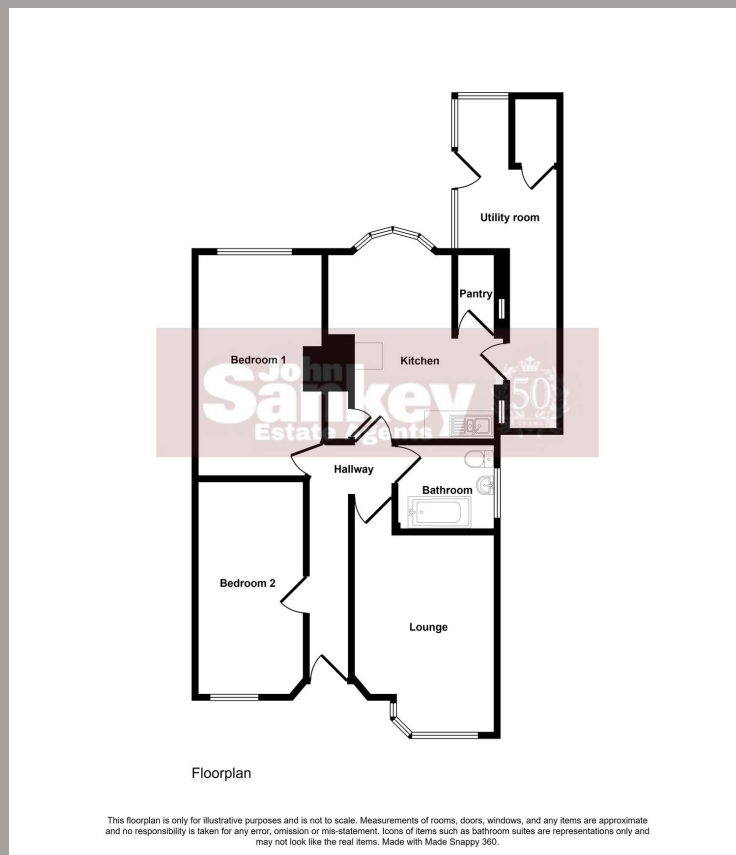
This well-appointed bathroom comprises a low flush WC, a vanity wash hand basin with mixer tap and a bath with a mains-fed shower. The room also benefits from a UPVC double glazed window providing natural light and a central heating radiator for added comfort.

Outside

The front of the property is accessed via a gated entrance and is predominantly laid to lawn, bordered by mature flowers, shrubs and trees that enhance the home's kerb appeal. Side access leads to the lean-to/utility area and continues through to the rear garden. The rear garden is a low-maintenance outdoor space, accessed via the utility area. It is bordered by mature flower beds, plants and shrubs, providing a private and attractive setting with ample space for outdoor seating, relaxing and entertaining.

Additional Information

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



Situated in a sought after location, this well presented two bedroom semi-detached bungalow offers comfortable single-level living, making it an excellent choice for those looking to downsize, retire or enjoy a more manageable home.

The property boasts a spacious lounge, a bright and well-equipped kitchen/diner with a practical utility room, two generous double bedrooms and a well-appointed bathroom. Outside, the home benefits from attractive front and rear gardens, providing private spaces for relaxing and entertaining.

Combining well proportioned accommodation, practical living space and charming outdoor areas, this delightful bungalow is a fantastic opportunity for a range of buyers seeking a peaceful and easy-to-maintain home.

