



29 Berry Hill Lane, Mansfield

£210,000 Freehold

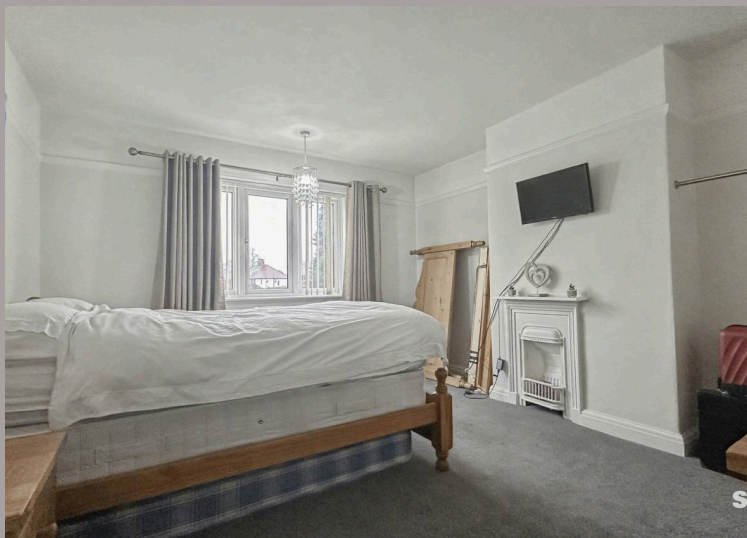
THREE BEDROOM SEMI DETACHED HOME • OPEN PLAN LOUNGE AND DINER CONNECTING TO THE OUTDOORS • EPC RATING: D • WELL EQUIPPED KITCHEN AND PRACTICAL DOWNSTAIRS WC • DRIVEWAY PROVIDING OFF ROAD PARKING • AN ABUNDANCE OF OUTDOOR SPACE • SITUATED CLOSE TO MANSFIELD TOWN CENTRE AND LOCAL AMENITIES



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
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John Sankey





Entrance Hall

A welcoming entrance to the home that guides you through the ground floor accommodation. The hall includes a central heating radiator, power points and access to the downstairs wc.

Kitchen

9' 0" x 5' 9" (2.74m x 1.75m)

The kitchen is fitted with wall and base units providing an abundance of storage and housing integrated appliances including an oven, hob, extractor fan, sink, and integrated fridge freezer. There is additional space for further appliances. The room benefits from a UPVC double-glazed window overlooking the garden, a central heating radiator, and power points.

Lounge/Diner

24' 6" x 11' 9" (7.47m x 3.58m)

A generously sized open-plan living space ideal for both relaxing and entertaining. The lounge area features a characterful fireplace with log burner and a UPVC double-glazed bay window. This flows seamlessly into the dining area, which can comfortably seat up to eight people. UPVC double-glazed double doors open onto the rear garden, enhancing indoor-outdoor living. The room is completed by central heating radiators and power points throughout.

Downstairs Wc

A useful ground-floor WC comprising a low-flush WC, wall-mounted sink, and window. This area also provides access to the cellar.

First floor

Bedroom No 1

13' 2" x 11' 9" (4.01m x 3.58m)

A generously sized double bedroom featuring a UPVC double-glazed window overlooking the rear garden and a central heating radiator.

Bedroom No 2

11' 3" x 10' 9" (3.43m x 3.28m)

Another spacious double bedroom with a UPVC double-glazed window filling the room with natural light, a central heating radiator, and power points throughout.

Bedroom No 3

7' 4" x 6' 6" (2.24m x 1.98m)

The third bedroom features a UPVC double-glazed window, central heating radiator, and power points. This versatile space could also be used as a home office, study, or nursery.

Bathroom

A fully tiled bathroom featuring a low-flush WC, pedestal sink, bath with mains-fed shower, and a practical storage space. The room also benefits from a UPVC double-glazed window and a central heating radiator.



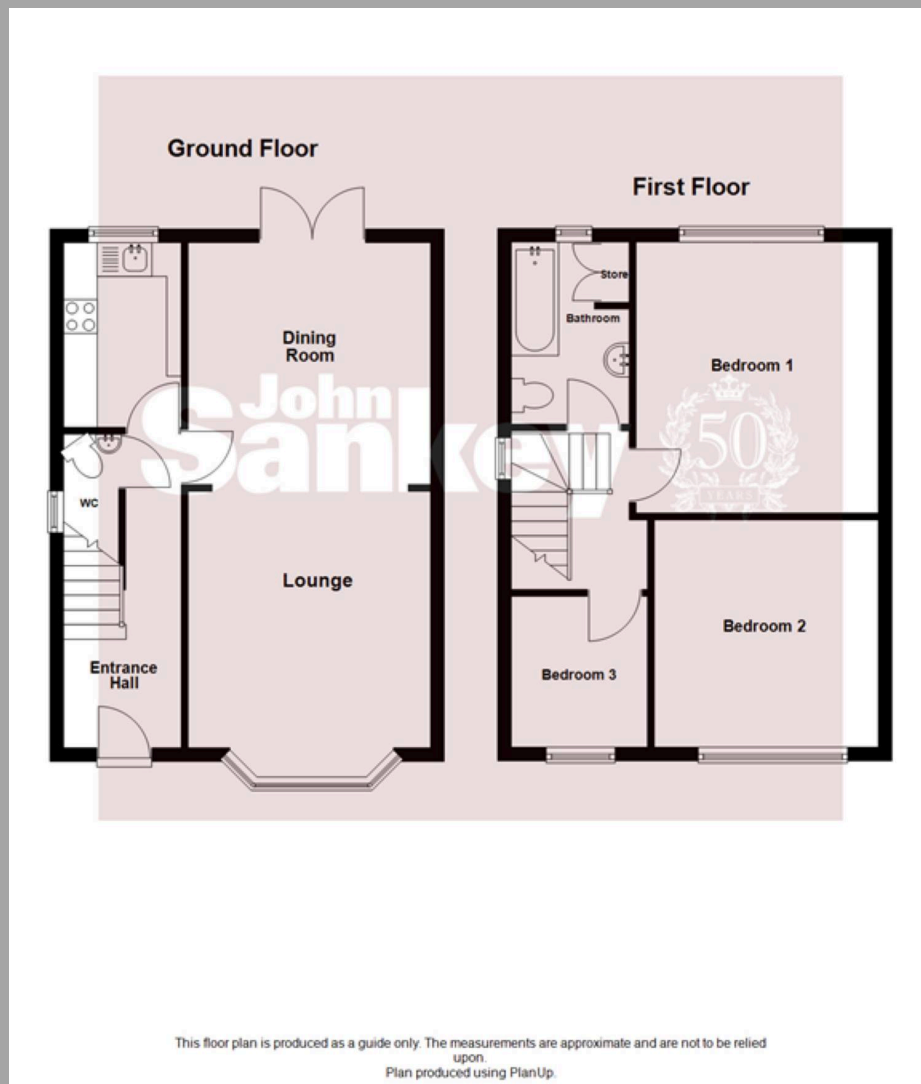
Outside

To the front of the property is a driveway providing off-road parking, with a side gate granting access to the rear outdoor spaces. The rear garden features a patio area directly outside the dining room, ideal for outdoor living and entertaining. Steps lead down to a garden predominantly laid to lawn, bordered by mature trees and shrubbery. An additional gated garden area to the rear offers further outdoor space, ideal for a greenhouse or additional planting.

Additional Information

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





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 three bedroom semi detached home offers generously sized and versatile accommodation, ideal for growing families. The property features an inviting open plan lounge and diner, which creates a bright and sociable living area that seamlessly connects to the outdoors, perfect for entertaining or relaxing. The well equipped kitchen provides ample storage and workspace, while a practical downstairs WC adds convenience for guests and every-day living. Upstairs, three generously sized bedrooms offer comfortable retreats, complemented by a modern family bathroom.

Additional features include a driveway providing valuable off road parking, making daily life easier and more convenient. Situated within close proximity to Mansfield town centre and a wide range of local amenities, this home offers excellent access to shopping, schools, and transport links. With its thoughtful layout and desirable location, this property presents a fantastic opportunity for buyers seeking a stylish and functional family home. Early viewing is highly recommended to fully appreciate all that this impressive property has to offer.



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