



Fallow Way  
MANSFIELD



# Fallow Way MANSFIELD NG18 6AJ

for sale offers over  
**£240,000**



## Property Description

Situated on the sought-after Fallow Way in Mansfield, this modern three-bedroom detached house offers a perfect blend of comfort and convenience.

The ground floor features a welcoming lounge, a contemporary kitchen, a practical utility room, and a downstairs WC, all designed for everyday living. Upstairs, three well-proportioned bedrooms and a stylish family bathroom provide ample space for families, with the principal bedroom benefiting from its own en-suite.

The front elevation presents off-street parking, an EV charging point, and landscaped shrubs, while open land views create a sense of space and tranquillity.

To the rear, a secure fenced garden includes a slabbed patio, lawn, shed, and gated access, making it ideal for both relaxation and entertaining.

With NHBC cover, excellent location, and modern features throughout, this property is ready to welcome its next owners.

## Entrance Hall

Entry via UPVC double-glazed door, wall mounted radiator, finished with carpeted flooring.

## Lounge

16' 11" x 9' 6" ( 5.16m x 2.90m )  
The lounge comprises of double-glazed window to front and two windows to the side elevation, two wall mounted radiators, and carpeted floors to finish.

## Kitchen

9' 1" x 16' 11" ( 2.77m x 5.16m )  
The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, double-glazed window to front and side, French doors to side, wall mounted radiator, integrated dishwasher and fridge-freezer, gas hob, cooker hood and electric oven, and tiled floor to finish.

## Utility Room

5' 6" x 6' 6" ( 1.68m x 1.98m )  
Utility room located to the rear of the property comprises of base units, wall mounted radiator, understairs storage, consumer unit, with laminate floor to finish.

## Cloakroom / Wc

The cloakroom consists of ceramic toilet and hand wash basin, wall mounted radiator and tiled floor to finish.

## First Floor Landing

First floor landing with double-glazed window to rear, wall mounted radiator, and carpet flooring to finish.

## Bedroom One

13' 1" max x 12' 10" max ( 3.99m max x 3.91m max )

The master bedroom comprising of double-glazed windows to rear, wall mounted radiator, with carpeted floor to finish.

## En-Suite

En-suite situated off the master bedroom includes walk-in shower, wash-hand basin and toilet, tiled splashback, wall mounted radiator, and vinyl flooring to finish.

## Bedroom Two

10' 2" max x 13' max ( 3.10m max x 3.96m max )

Bedroom two includes double-glazed window to front, wall mounted radiator, overstairs storage, loft access, and carpeted floor to finish.

## Bedroom Three

6' 9" x 8' 10" ( 2.06m x 2.69m )

Bedroom three comprises of double-glazed window to side, wall mounted radiator, and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet and hand wash basin, bath with shower over, double glazed window to side, wall mounted radiator, wall mounted storage unit, tiled splashback, and vinyl floor to finish.

## Loft Space

No ladder hatch, electrics or boarding

## Externals

The front elevation presents off-street parking, an EV charging point, and landscaped shrubs, while open land views create a sense of space and tranquillity.

To the rear, a secure fenced garden includes a slabbed patio, lawn, shed, and gated access, making it ideal for both relaxation and entertaining.

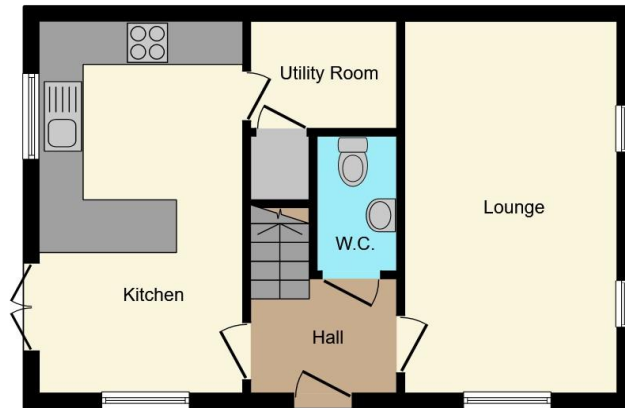
## Agent Note

This is a managed freehold so has a management charge that applies. Please contact the estate agent for more information.

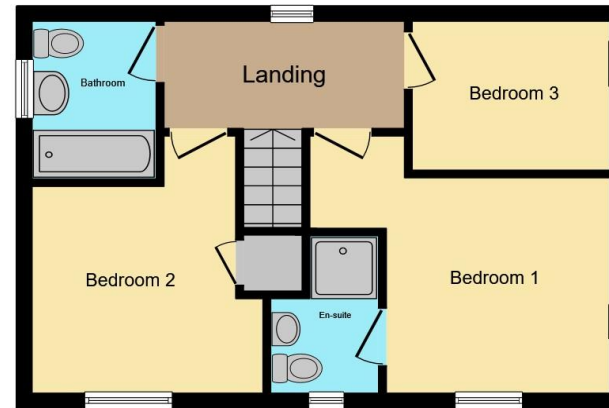








**Ground Floor**



**First Floor**

Total floor area 81.0 m<sup>2</sup> (872 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

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12 Albert Street  
MANSFIELD NG18 1EB

EPC Rating: B Council Tax  
Band: D

Tenure: Freehold

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