

£210,000 Freehold

FELTON LODGE 2A FELTON AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8UB

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ESTATE AGENTS



## STEP INTO SOMETHING SPECIAL!...

This remarkable property combines stunning architecture with modern energy-efficient heating and insulation, creating a home that is full of character, charm, and practicality. Just a stone's throw from Pleasley Vale, Park Hall Woods, and a fishing lake, it offers a truly desirable location. The home also benefits from a brand-new Worcester Bosch Combi boiler with a seven-year warranty, brand-new utilities and meters for gas, water, and electricity.

The heart of the home is the bright and spacious open-plan living, dining, and kitchen area on the ground floor. With laid wooden flooring throughout, this versatile space is designed for modern living and is perfect for entertaining, cooking, and socialising. Whether hosting dinner parties, enjoying family meals, or relaxing with friends, the generous layout allows flexible furnishing arrangements to suit all occasions. A spiral staircase adds character and provides access to the upper floor, while quirky architectural and antique fixtures highlight the property's attention to detail. The ground floor also features a luxurious bathroom with a five-piece suite, blending contemporary comfort with timeless style.

Upstairs, the generously proportioned bedroom provides ample space for furnishings, and fitted wardrobes and cupboards for excellent storage. Surrounding windows flood the room with natural light, and there is convenient direct access to a WC. Planning permission has also been granted to add another bedroom upstairs, offering flexibility and scope for future expansion. A full-size electronically operated loft hatch adds practicality and accessibility to the home.

The property features a front driveway with off-street parking for two vehicles. The rear garden includes a laid lawn, patio seating area, mature trees, and fencing, offering a private, peaceful space perfect for outdoor dining, entertaining, or relaxing.

Call to view!!!





### Kitchen/ Living room/ Dining room. 20'2" x 22'7"

This bright and spacious open-plan room features laid wooden flooring throughout and matching wooden cabinetry with worktop surfaces. The kitchen includes a Belfast sink, gas hob, and space for appliances, while the generous layout allows flexible dining and living arrangements. Surrounding windows and double doors to the garden fill the space with natural light, and a spiral staircase provides access to the upper floor, combining practicality with character.

### Bathroom 7'6" x 7'1"

Complete with a five piece suite including a shower, two hand wash basins, low flush WC and a bidet. With a window to the rear elevation.

### Bedroom 15'2" x 22'7"

This generously sized bedroom features carpeted flooring and plenty of space for furnishings. Fitted wardrobes and cupboards provide excellent storage solutions, while surrounding windows fill the room with natural light. The bedroom also benefits from a WC.

### WC

Complete with a low flush WC and a hand wash basin.

### Outside

To the front, the property features a driveway providing ample off-street parking. The rear garden is designed for both relaxation and enjoyment, with a laid lawn and a patio seating area perfect for alfresco dining or socialising. Mature trees

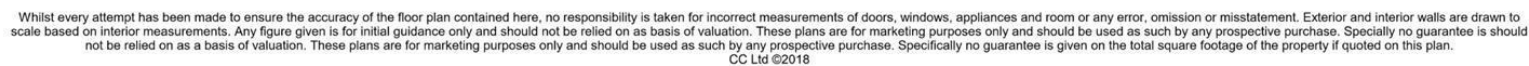


and surrounding fencing add privacy and create a peaceful, enclosed outdoor space.









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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			89
(69-80) <b>C</b>		78	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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