



## 30 Heather Way, Mansfield

Offers Over £180,000 Freehold

THREE BEDROOM SEMI DETACHED PROPERTY • COSY LOUNGE WITH FEATURE FIREPLACE • EPC RATING: D • MODERN AND WELL EQUIPPED KITCHEN • DRIVEWAY PROVIDING OFF ROAD PARKING • SITUATED CLOSE TO AN ABUNDANCE OF NEARBY AMENITIES



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**John Sankey**









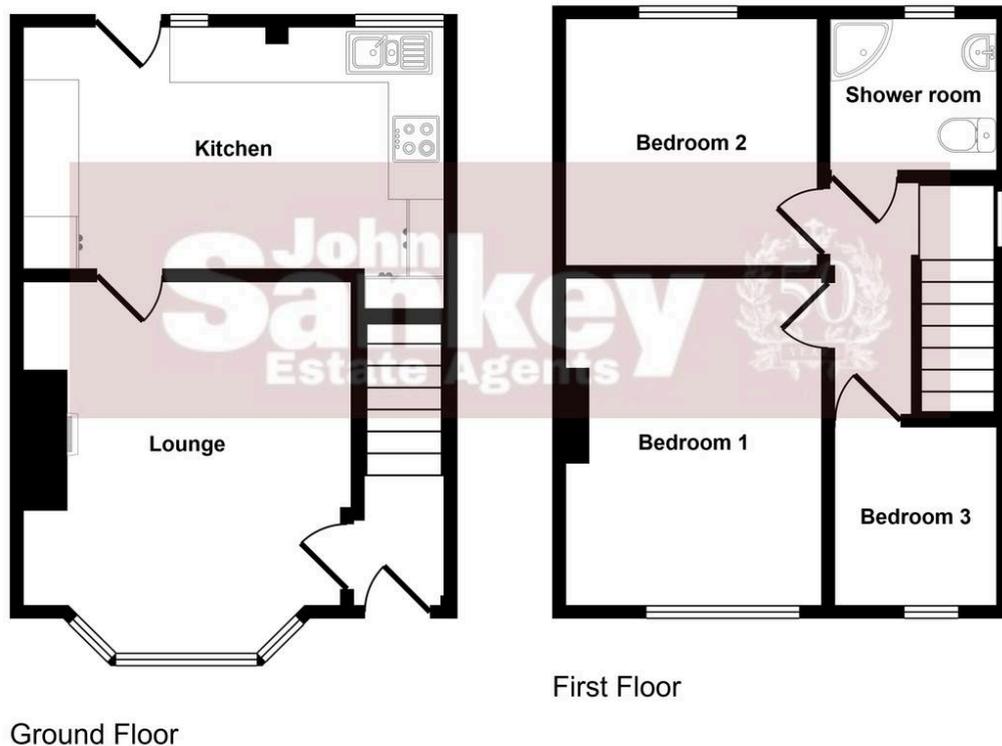
## Outside

To the front, the property is set back from the road, offering a sense of privacy. It features a driveway providing off-road parking and a garden area that enhances the property's kerb appeal. A side gate allows access to the rear garden. The rear garden includes a patio area directly outside the kitchen, ideal for relaxing or entertaining. Beyond this is a lawned garden bordered by flower beds and mature shrubs, creating a pleasant and well-established outdoor space.

## Additional Information

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





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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 and versatile home offers comfortable living space both inside and out, making it an excellent choice for **first-time buyers and growing families alike**. The property features a welcoming entrance hall, a cosy lounge with a characterful open log fire, and a modern kitchen/diner that provides ample storage, integrated appliances, and space for family dining.

Upstairs, the home benefits from **three bedrooms**, offering flexibility for family living, home working, or nursery use, alongside a contemporary shower room finished to a modern standard. Throughout the property there is an abundance of natural light, complemented by UPVC double glazing, central heating, and practical living spaces designed for everyday comfort.

Externally, the property is set back from the road with a **driveway providing off-road parking**, a front garden enhancing kerb appeal, and gated side access leading to a well-maintained rear garden. The rear garden features a patio area ideal for entertaining, along with a lawn bordered by mature shrubs and flower beds, creating a pleasant and private outdoor space.

Conveniently located **close to nearby amenities**, schools, and transport links, this home combines practicality with lifestyle appeal. With its adaptable layout, modern features, and desirable location, this property represents a fantastic opportunity for those looking to take their first step onto the property ladder or accommodate a growing family.



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