



## 276 Southwell Road West, Mansfield

Offers in Region of £347,000 Freehold

FOUR BEDROOM DETACHED PROPERTY • WELL EQUIPPED AND GENEROUSLY SIZED KITCHEN • COSY LOUNGE AND PRACTICAL DINER SEAMLESSLY CONNECTED • DOWNSTAIRS WC, FAMILY BATHROOM AND TWO EN SUITES • A GARAGE WITH ACCESS FROM THE INTERIOR OF THE HOME • OFF ROAD PARKING VIA A DRIVEWAY AND GENEROUSLY SIZED REAR GARDEN • SITUATED IN A SOUGHT AFTER AREA CLOSE TO LOCAL AMENITIES, EPC RATING:C



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey**









### Garage

15' 9" x 8' 9" (4.80m x 2.67m)

A generously sized garage featuring an up-and-over door. The garage includes lighting, power points, storage space, and houses the boiler.

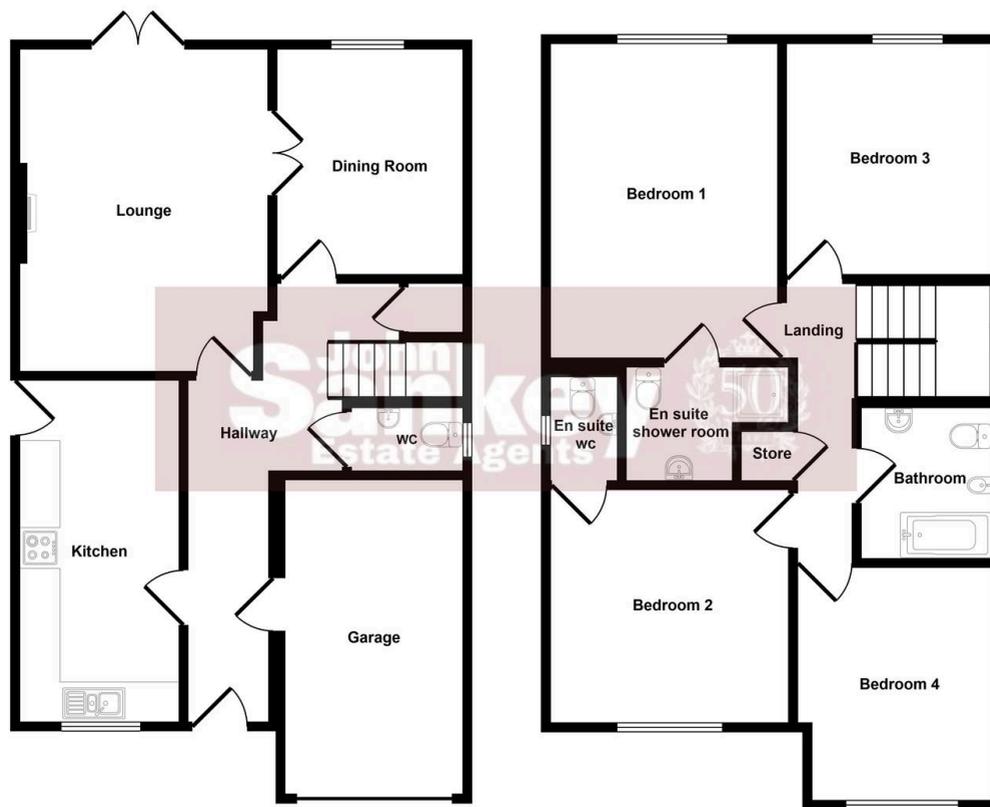
### Outside

To the front, the property benefits from a small lawn bordered by established shrubs and flowerbeds. A driveway provides off-road parking for up to three vehicles, with part of the driveway shared to allow access to the rear property. Side access leads to the rear garden. The rear garden features a patio area ideal for relaxing and entertaining. The majority of the garden is laid to a well-maintained lawn, bordered by flowerbeds and shrubbery, with a shed located at the bottom of the garden.

### Additional Information

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





Ground Floor

First Floor

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 four-bedroom detached family home is situated in a sought-after area, conveniently located close to local amenities, schools, and transport links. The property offers generous and versatile accommodation, ideal for modern family living.

The ground floor features a welcoming entrance hall, a spacious lounge with feature fireplace and garden access, a separate dining room, and a well-proportioned kitchen with side access. Additional benefits include a downstairs WC, internal access to the integral garage, and excellent storage throughout.

Upstairs, the property boasts four well-sized bedrooms, including a principal bedroom with en-suite shower room and a second bedroom with en-suite WC, complemented by a family bathroom.

Externally, the home enjoys a private rear garden with patio and lawned areas, ideal for entertaining and relaxation. To the front, there is a driveway providing off-road parking for multiple vehicles, along with a lawned garden and side access to the rear garden.

This attractive detached home combines space, comfort, and a desirable location, making it an excellent opportunity for families and professionals alike.



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