





127 Recreation Road, Shirebrook

£144,950 Freehold

THREE BEDROOM SEMI DETACHED PROPERTY • GENEROUS LOUNGE WITH AN ABUNDANCE OF LIVING SPACE • NO UPWARD CHAIN, EPC RATING: D • FITTED KITCHEN/DINER • SEPARATE BATHROOM AND WC • GENEROUS OUTSIDE SPACES WITH ADDITIONAL LEAN TO • DRIVEWAY PROVIDING OFF ROAD PARKING

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

50 YEARS











Entrance hall
A welcoming entrance hall providing access through the ground floor of the property as well as to the first floor accommodation. The space also includes a central heating radiator.

Lounge
17' 9" x 11' 0" (5.42m x 3.36m)
A generous and welcoming lounge offering plenty of space for a range of furniture. A UPVC double glazed window overlooks the front of the property and allows plenty of natural light into the room. The lounge also includes a central heating radiator and power points.

Kitchen/Diner
17' 5" x 6' 7" (5.31m x 2.00m)
A generous fitted kitchen featuring a range of wall and base units providing plenty of useful storage space. Integrated appliances include an oven, grill, gas hob and extractor fan, while there is also space for additional appliances. The kitchen includes a sink basin, tiled walls for ease of maintenance and a UPVC double glazed window overlooking the rear garden. The room also provides a dedicated dining area with space to comfortably seat four or more people. A further UPVC double glazed window overlooks the rear garden, while power points and a central heating radiator are also included.

First floor

Bedroom No 1
12' 2" x 11' 3" (3.72m x 3.43m)
A generous double bedroom featuring a UPVC double glazed window overlooking the front of the property and allowing plenty of natural light into the space. The room also includes a central heating radiator and power points.

Bedroom No 2
12' 8" x 8' 7" (3.85m x 2.62m)
A second double bedroom featuring a UPVC double glazed window overlooking the rear garden. The room offers plenty of space for bedroom furniture and also includes a central heating radiator and power points.

Bedroom No 3
8' 4" x 8' 2" (2.54m x 2.50m)
A practical third bedroom benefiting from built-in storage space and a UPVC double glazed window providing natural light. The room also includes a central heating radiator and power points. This versatile space could alternatively be utilised as a home office, study or nursery if desired.

Bathroom
The bathroom features a pedestal wash basin and bath with surrounding tiles for ease of maintenance. A UPVC double glazed window provides natural light and ventilation, while a central heating radiator is also included.

Wc
A separate WC featuring a low flush toilet and UPVC double glazed window.



Outside
To the front of the property is a driveway providing convenient off-road parking alongside a garden area mainly laid to lawn. The garden is bordered by mature shrubs, helping to create an established and characterful frontage with good kerb appeal. The rear garden is also mainly laid to lawn and provides plenty of usable outside space. A patio and decking area offer an ideal setting for outdoor seating, relaxing and entertaining during summer months. Additionally there is a storage space to the side of the property with secure front and rear entrances offering additional storage and workshop space increasing practicality.

Additional information
Tenure: Freehold Council tax band: A Mobile/Broadband Coverage Checker visit: 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.

Guide Price £150,000-£159,950 This well presented **three bedroom property** offers generous and practical accommodation throughout, making it an ideal choice for **first time buyers, growing families or investors** looking to add to their portfolio.

Internally, the property features a welcoming entrance hall, a spacious lounge filled with natural light and a generous fitted kitchen with a dedicated dining area. To the first floor are three bedrooms, including two doubles and a versatile third bedroom which could also be used as a home office or nursery, alongside a family bathroom and separate WC.

Outside, the property benefits from a **driveway providing off-road parking**, an established front garden and a generous rear garden mainly laid to lawn. Patio and decking areas provide ideal spaces for outdoor seating, relaxing and entertaining.

Offering **three bedrooms, generous living space, off road parking and a good sized rear garden**, this property provides a fantastic opportunity for a variety of buyers.

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