



**11 Siena Gardens**  
**Forest Town, Nottinghamshire NG19 0RT**  
**Reduced To £240,000**

- A DETACHED TWO BEDROOM (FORMERLY THREE) BUNGALOW
- GAS CENTRAL HEATING
- CONVENIENTLY LOCATED TO LOCAL AMENITIES INCLUDING A SUPERMARKET, SCHOOLS AND THE A614
- ENCLOSED REAR GARDEN
- UPVC DOUBLE GLAZING
- QUIET CUL-DE-SAC LOCATION
- SEPARATE BRICK BUILT GARAGE
- DRIVEWAY FOR UP TO THREE CARS

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From St Peter's Way in Mansfield, Woodhouse Road which becomes Leeming Lane South before turning right at the traffic lights onto Old Mill Lane (A6117). At the traffic island, take the first exit onto Sandlands Way and then run right onto Holly Road. Proceed along this road before turning right onto Siena Gardens where the property is on the left hand side clearly identified by our "For Sale" board.

## ACCOMMODATION COMPRISES

A part opaque glazed entrance door leads to:

### HALLWAY

Radiator, fitted carpet, storage cupboard housing the hot water cylinder, access to all rooms, access to the part boarded loft (via ladder)

### KITCHEN/DINER

**11'2" x 13'10" (3.42m x 4.22m)**

Wall and base units with wood effect roll edge worktops, built-in oven and gas hob with extractor above, plumbing for washing machine, UPVC x2 double glazed windows to the front elevation, stainless steel sink and drainer with mixer tap, radiator, tiled splash backs and part vinyl and part carpet flooring.



### LOUNGE

**19'5" x 11'1" (5.93m x 3.39m)**

Fitted carpet, radiator, gas coal effect fire set within a marble and wood surround and hearth, UPVC French doors give access to:

### SUN ROOM

**9'3" x 8'9" (2.84m x 2.67m)**

UPVC double glazed windows with patio doors to the rear garden, carpet and polycarbonate roof.

### BEDROOM ONE

**14'3" x 9'0" maximum (4.35m x 2.76m maximum)**

Carpet, radiator, UPVC double glazed window to the front elevation and fitted wardrobes



### BEDROOM TWO

**11'8" x 11'8" (3.58m x 3.56m)**

Radiator, fitted carpet, UPVC double glazed window to the rear aspect and fitted wardrobes.



### BATHROOM

**8'5" narrowing to 5'5" x 6'0" narrowing to 3'5" (2.58m narrowing to 1.67m x 1.84m narrowing to 1.05)**

Having a white 3 piece suite comprising bath with electric shower over, sink and pedestal, W/C, part tiled walls, radiator, vinyl floor, opaque UPVC double glazed window to side elevation.

### OUTSIDE

To the front of the property benefits from low maintenance artificial lawn and a long driveway

leading to the detached garage and rear garden. To the rear is the enclosed garden having an artificial lawn, borders, wooden shed and a number of trees.



### **GARAGE**

**17'0" x 9'4" (5.19m x 2.85m)**

Having an up and over door to the front, alarm, light and power.

Council Tax Band: C (Mansfield District Council)

### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

### **MONEY LAUNDERING**

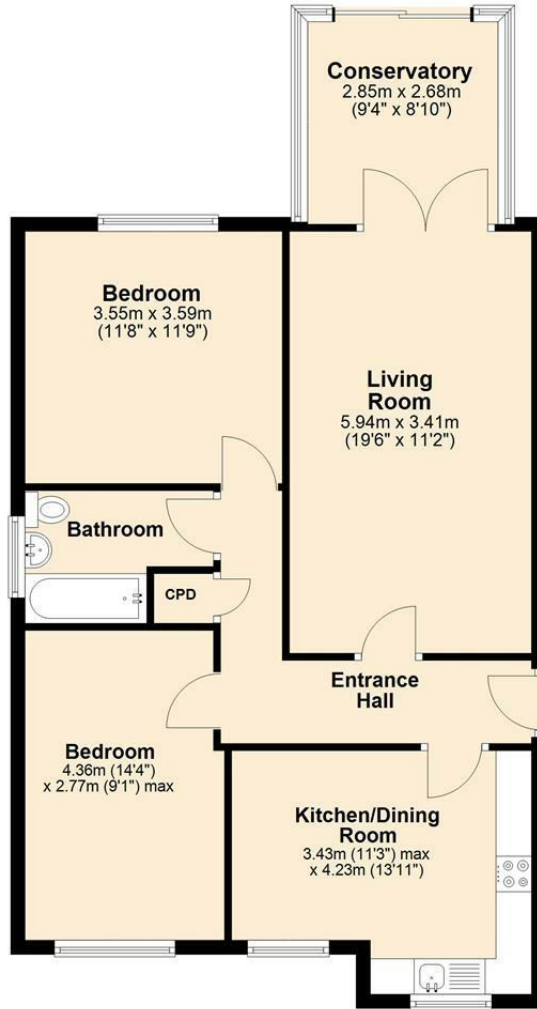
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5854/29.01.26

### Ground Floor

Approx. 81.1 sq. metres (873.3 sq. feet)



Total area: approx. 81.1 sq. metres (873.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(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			
England & Wales		71	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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