



45 Marlborough Road, Mansfield

Guide Price £215,000-£220,000 Freehold

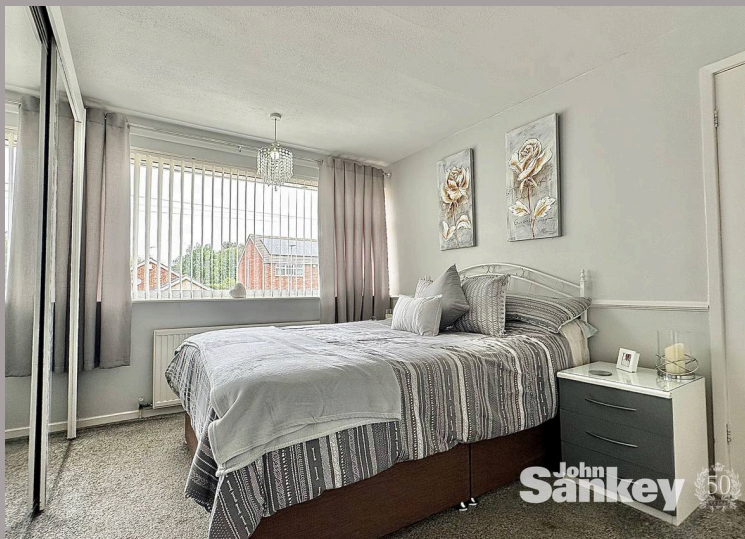
Beautifully Presented on very well maintained plot with South facing garden • Semi Detached With Three Bedrooms • Spacious Lounge Diner • Sought After, Popular Residential Area • Close To Amenities, Schools, M1/A38 Transport Links and Bus Route • EPC RATING: C



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

John Sankey





Entrance Hall

A welcoming entrance to the home, allowing access to upstairs and the downstairs living area. It features an understairs storage room, central heating radiator and power points.

Lounge/Diner

22' 6" x 10' 11" (6.87m x 3.34m)

A spacious lounge with a feature gas fire, coved ceiling, and attractive UPVC bay window. Includes central heating radiators, wall-mounted lighting, and ample space in the dining area to seat up to six. This space also features a sliding door, connecting both indoor and outdoor living.

Kitchen

9' 4" x 9' 5" (2.84m x 2.88m)

Fitted with a range of wall and base units, tiled splashback, extractor fan, and stainless steel sink. Offering plentiful power points, space for multiple appliances, a UPVC double-glazed window overlooking the rear garden, and rear access door.

First floor

Bedroom No 1

12' 10" x 11' 1" (3.90m x 3.37m)

A well-proportioned double bedroom featuring a built-in wardrobe, a large PVC double-glazed window that fills the space with natural light, central heating radiator, and convenient power points.

Bedroom No 2

10' 0" x 9' 5" (3.05m x 2.88m)

Another generous double bedroom, complete with a UPVC double-glazed window overlooking the rear garden, central heating radiator, and power points.

Bedroom No 3

8' 6" x 6' 11" (2.59m x 2.10m)

A versatile bedroom with a UPVC double-glazed window, central heating radiator, and power points. Currently used as a bedroom, but equally ideal as a home office, study, or nursery.

Bathroom

A modern family bathroom offering a full-sized bath, vanity sink, and walk-in electric shower. Finished with floor-to-ceiling tiling, a central heating radiator, and a UPVC double-glazed window.

WC

An additional separate WC with tiled walls, low flush wc, and UPVC window.



Garage

The Features an up and over door along with a side window. It offers ample storage and adds to the practicality of this home. it also features a work room that id accessed through a UPVC door and features power points and lighting.

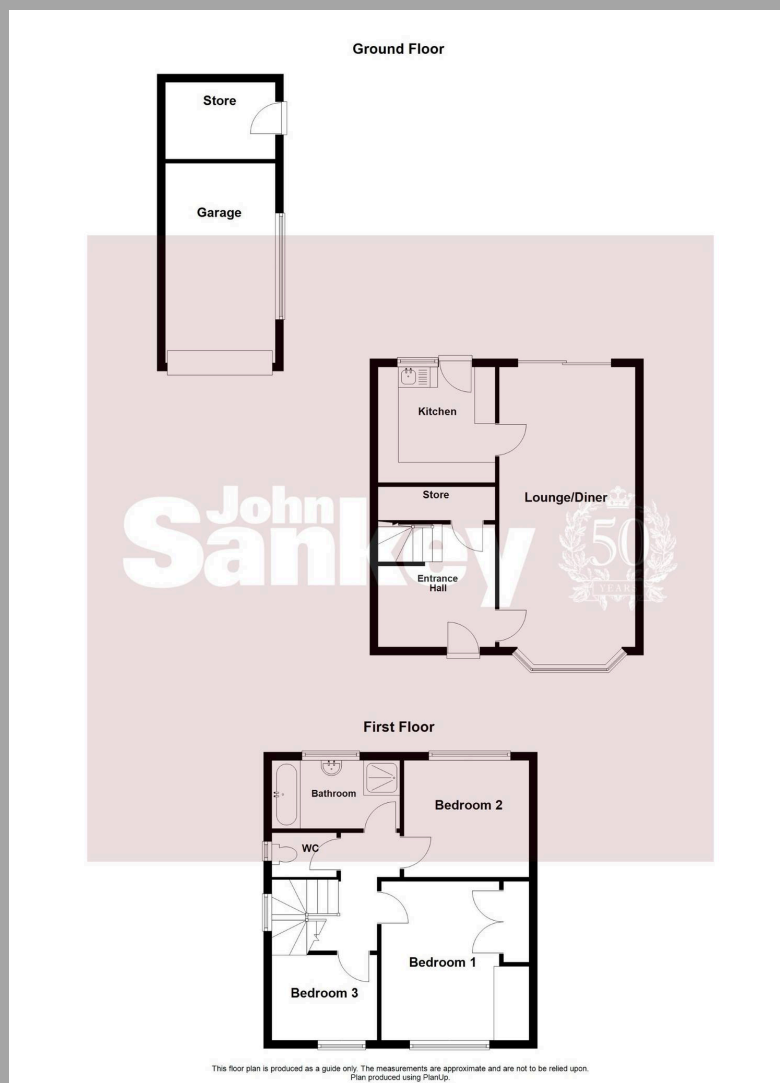
Outside

The front of the property offers a lawned area boarded by a low lying wall and shrubbery. A drive offers off road parking and leads down the side of the property to the garage and rear garden. The rear garden provides a perfect blend of functionality and charm, with a patio area ideal for outdoor dining and entertaining. Steps lead down to a lawned area bordered with mature shrubs and plants, while a decked seating area sits at the bottom of the garden.

Additional Information

Tenure: Freehold Council tax band: B Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. The property also has a loft space that is boarded and includes power points and a upvc double glazed window, making it an ideal space for storage. Potential purchases need to be aware that behind the property that is currently a development of new housing with more information being found on the Mansfield planning portal number 2025/0711/NMA





The floorplan and measurements are to be used as a guide and are not to be relied upon for furnishing or any other purposes.

GUIDE PRICE £215,000–£220,000 Presenting a meticulously maintained 3-bedroom semi-detached house in a sought-after, popular residential area. This beautiful property boasts a spacious lounge diner, offering a comfortable living space perfect for family gatherings or quiet evenings in. Nestled on a well-manicured plot, the residence is conveniently located near amenities, schools, and major transport links such as the M1/A38, as well as a bus route. With its charming ambience and functional layout, this home ensures a blend of comfort and convenience to suit the modern family lifestyle. An essential viewing awaits to fully appreciate the warmth and elegance this delightful family abode exudes.

Step outside into the inviting outdoor space of this property, where a serene atmosphere awaits amidst the well-kept surroundings. The residence offers a generous garden area providing ample opportunity for outdoor relaxation, entertaining guests, or indulging in gardening pursuits. Whether enjoying a cup of morning coffee on the patio or hosting a barbeque in the verdant backyard, this outdoor sanctuary offers a perfect setting to unwind and create lasting memories with loved ones. Embrace the tranquillity and privacy of the outdoor space, enriched by the flourishing greenery enveloping the property. Experience the harmonious blend of indoor comfort and outdoor serenity that defines the allure of this charming home, perfect for those seeking a peaceful retreat within easy reach of essential amenities.



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

