





4 Stanton Avenue, Bilsthorpe

£199,000 Freehold

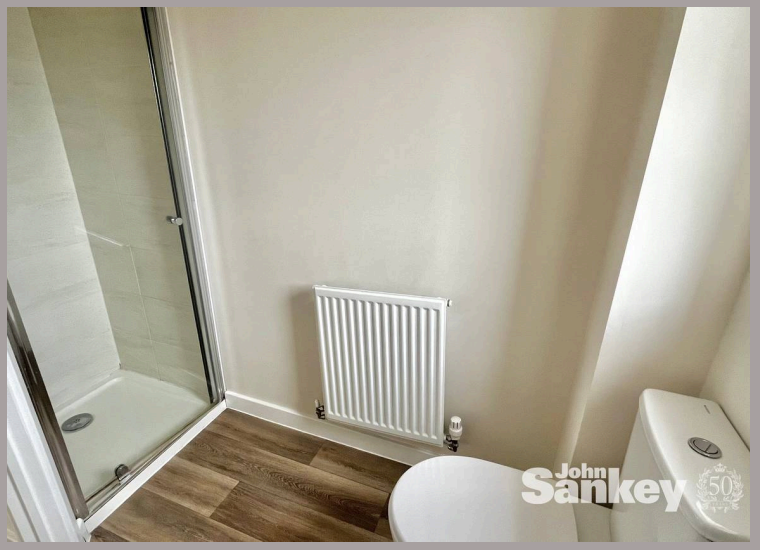
THREE BEDROOM SEMI DETACHED HOUSE • DINING KITCHEN WITH MODERN UNITS • NO UPWARD CHAIN, EPC: B • ENSUITE SHOWER ROOM PLUS MAIN BATHROOM • DRIVEWAY PLUS ENCLOSED SOUTH FACING GARDEN • 2022 BUILD WITH 6 YEARS NHBC COVER

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











Ground Floor

Entrance Hall
Composite front door, vinyl flooring and central heating radiator.

Dining Kitchen
Dimensions: 3.53m x 3.68m (11'7 x 12'1). Brand new modern fitted kitchen with high gloss wall and base units with roll top work surfaces inset with stainless steel drainer sink with mixer tap, single electric oven, four ring gas hob with extractor above, space for washing machine, dishwasher and freestanding fridge/freezer. Also with, vinyl flooring, Upvc double glazed window, central heating radiator and door to under stairs storage cupboard.

Cloaks/w.c
Low level w.c, pedestal wash hand basin, central heating radiator, Upvc double glazed window and vinyl flooring.

Lounge
Dimensions: 4.47m x 3.56m (14'8 x 11'8). Carpeted flooring, central heating radiator and Upvc double glazed French doors leading to the rear garden.

First Floor

Landing
Carpeted flooring, central heating radiator and loft access.

Bedroom No. 1
Dimensions: 3.38m x 3.66m (11'1 x 12'). Carpeted flooring, central heating radiator, Upvc double glazed window and storage cupboard.

Ensuite
Glazed shower enclosure with gravity shower, low level w.c, pedestal wash hand basin, vinyl flooring, central heating radiator and Upvc double glazed window.

Bedroom No. 2
Dimensions: 2.57m x 3.20m (8'5 x 10'6). Carpeted flooring, central heating radiator and Upvc double glazed window.

Bedroom No.3/ Study
Dimensions: 2.24m x 1.80m (7'4 x 5'11). Carpeted flooring, central heating radiator and Upvc double glazed window.

Bathroom
Three piece suite with panelled bath with gravity shower and glazed shower screen, low level w.c, pedestal wash hand basin, vinyl flooring, and Upvc double glazed window.

Outside

Gardens Front
Slabbed steps to the front and side driveway leading to rear gate.

Gardens Rear
Enclosed mainly lawned south facing garden with slabbed patio and side gate.



Tenure: Freehold

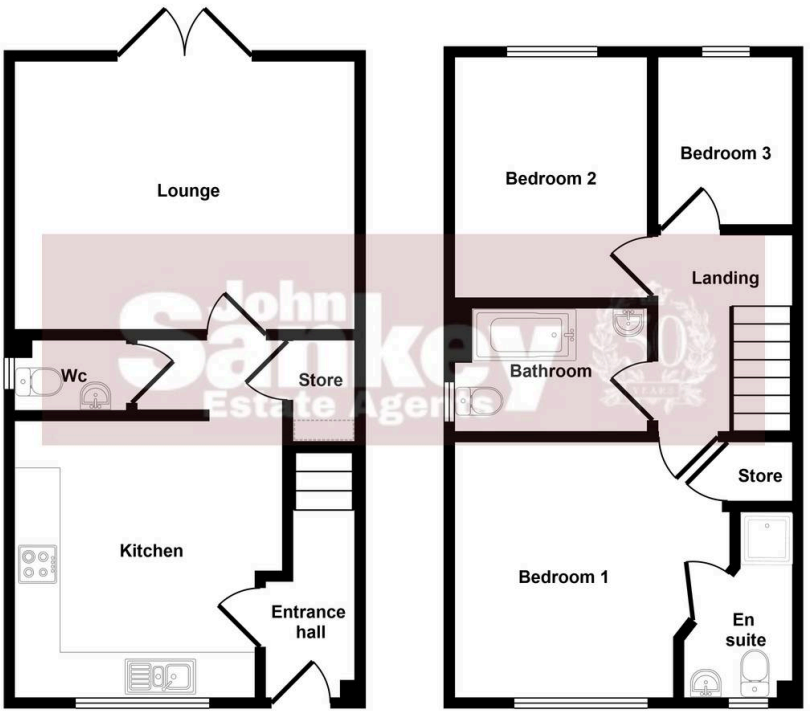
Council tax band: B

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

NOTE: The development has a management company in place for the public open spaces called Trustgreen. The annual management charge is currently in the region of £131.50 (subject to change)







Ground Floor

First Floor

Denotes head height below 1.5m

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 measurements and floorplan are for illustration purposes only and are approximate. They are not to be relied upon for furnishing or any other purposes.

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