



## 127 Recreation Road, Shirebrook

Guide Price £150,000-£159,950 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  
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**John Sankey**









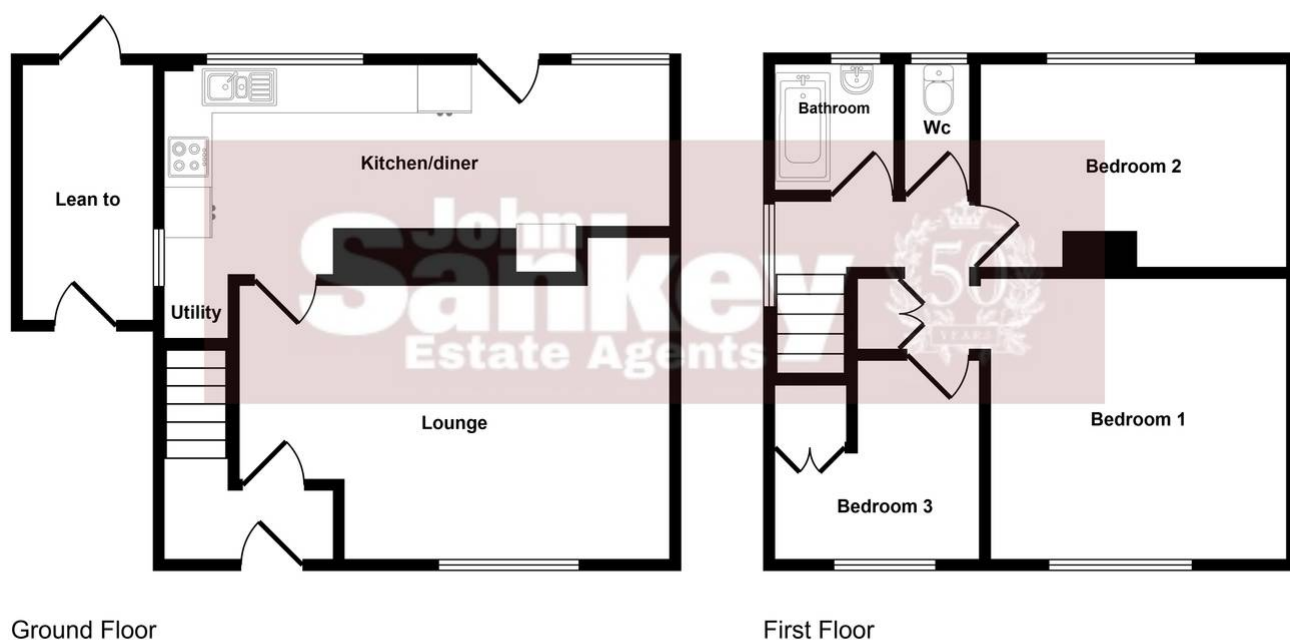
### Outside

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](http://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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