



**22 Stainforth Street, Mansfield Woodhouse,  
Mansfield, Nottinghamshire NG19 9AR**

**£139,995**

Tel: 0115 9680268





- Large Rear Garden
- Vehicular Rear Access
- Quiet Residential Street
- Deceptively Spacious Throughout
- No Upward Chain
- Traditional Semi Detached House

A spacious traditional bay fronted semi-detached which is offered to the open market for the first time in over 50 years this deceptively spacious home is brimming with an excellent amount of scope and potential is waiting for the perfect buyers to come along and add their own modern stamp and create a fabulous home for many years to come. This property also benefits from excellent placement on the street itself which is one of only a few to benefit from vehicular access to the rear which also offers scope for a large garage to the rear if required.

The internal accommodation comprises an initial entrance hall, two spacious reception rooms which have been opened into each other to create a huge open plan space, extended kitchen and a rear lobby with access into the ground floor bathroom. To the first-floor landing there are three bedrooms.

Externally this property benefits from an excellent and generous plot which consists of a substantial front garden with low level wall which offers excellent scope to be changed into a substantial driveway that would provide off road parking to the front. To the rear of the property this is one of only a handful of properties on Stainforth Street itself with the added bonus of an alternate access off of Old Mill Lane & Gladstone Street which offers the fantastic possibility of even your own garage and driveway space to the rear should you wish to do so and subject to relevant planning consents. The secure rear garden currently is an extremely generous size which is majority laid to lawn.

### **ENTRANCE HALL**

With a ceiling light point, access into the open plan lounge and dining room and stairs rising to the first floor landing.

### **LOUNGE DINER**

w: 7.77m x l: 4.62m (w: 25' 6" x l: 15' 2")

A large open reception room which was formally two well proportioned reception rooms which has now been opened into a huge 25ft living room. There is a feature fireplace with inset electric fire, understairs storage cupboard with wall mounted combi boiler. Double glazed bay window and double glazed window to the side elevation, two radiators, two ceiling light points and sliding door opening into the extended kitchen.

### **KITCHEN**

w: 3.28m x l: 2.34m (w: 10' 9" x l: 7' 8")

A well proportioned extended kitchen with recently upgraded rubber seal roof with on going warranty currently in place. There is a range of wall cupboards, base units and drawers with working surfaces over. Inset sink, space for a free standing cooker, tiled walls, radiator, ceiling light point, plumbing for a washing machine, double glazed window to the rear elevation and door into the:

### **REAR LOBBY**

w: 0.84m x l: 0.84m (w: 2' 9" x l: 2' 9")

With a door into the ground floor bathroom and double glazed door opening onto the side elevation.

### **BATHROOM**

w: 2.13m x l: 1.65m (w: 7' x l: 5' 5")

A neutral fully fitted bathroom with a panelled bath with shower over, wash hand basin with chrome taps and a low flush WC. There is also ceiling light point, fully tiled walls and an obscure double glazed window to the side elevation.

### **FIRST FLOOR LANDING**

w: 1.75m x l: 0.71m (w: 5' 9" x l: 2' 4")

With a ceiling light point, loft hatch and a double glazed window to the side elevation.

### **BEDROOM ONE**

w: 3.66m x l: 3.63m (w: 12' x l: 11' 11")

A spacious double bedroom with an internal storage cupboard perfect to be turned into a handy internally built wardrobe. There is a radiator, ceiling light point and a double glazed window to the front elevation.

## **BEDROOM TWO**

w: 3.45m x l: 2.82m (w: 11' 4" x l: 9' 3")

A second double bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

## **BEDROOM THREE**

w: 2.54m x l: 1.68m (w: 8' 4" x l: 5' 6")

A third and final bedroom with a radiator, ceiling light point and a double glazed window to the rear elevation.

## **OUTSIDE**

Externally this property benefits from an excellent and generous plot which consists of a substantial front garden with low level wall which offers excellent scope to be changed into a substantial driveway that would provide off road parking to the front. To the rear of the property this is one of only a handful of properties on Stainforth Street itself with the added bonus of an alternate access off of Old Mill Lane & Gladstone Street which offers the fantastic possibility of even your own garage and driveway space to the rear should you wish to do so and subject to relevant planning consents. The rear garden currently is an extremely generous size which is majority laid to lawn and securely enclosed by fenced boundaries to both sides.

## **VIEWING INFORMATION**

Viewing of the property is strictly by appointment only. To book a viewing please call our Associate Director, Ben Pycroft on our office number 0115 968 0268.

## **TENURE**

The property is being sold as a freehold. With vacant possession on completion.

## **MORTGAGE ADVICE**

JMS are able to provide you with the details of a trusted independent mortgage advisor. If you are interested in speaking with our recommended mortgage advisor, please let the sales team know. Your home will be at risk if you do not keep up to date with payments of your mortgage or secured loans on the property. We are unable to give you any advice when it comes to mortgage products, nor should you take anything discussed verbally or in writing from anyone employed by JMS as advise on any financial products.

## **FIXTURES & FITTINGS**

No fixtures or fittings in mentioned in these details are confirmed to be sold within the purchase price listed and/or agreed. Matters surrounding any fixtures and fittings detailed in this brochure or otherwise should be discussed as a separate matter. JMS take no responsibility for the condition, status or working order of any fixtures and fitting mentioned in this brochure or otherwise.















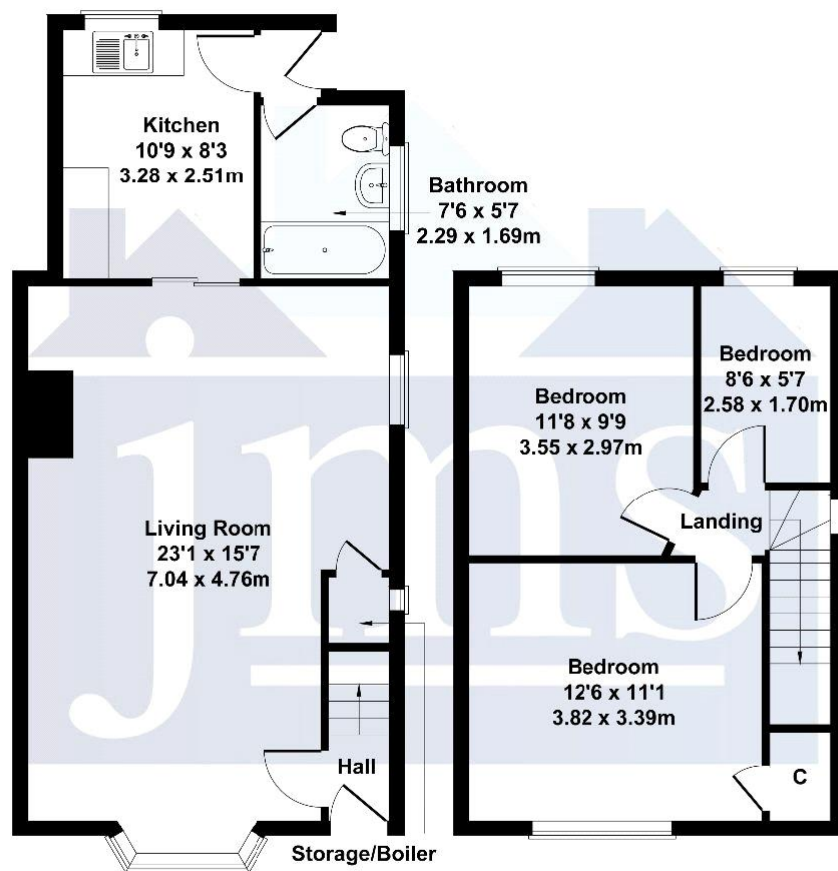






# 22 Stainforth Street, Mansfield, NG19 9AR

Approximate Gross Internal Area  
872 sq ft - 81 sq m



GROUND FLOOR

FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2023  
For Illustrative Purposes Only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing by appointment only  
JMS Sales & Lettings  
32 High Street, Hucknall, Nottingham, Nottinghamshire NG15 7HD  
Tel: 0115 9680268 Email: enquiries@jmslettings.co.uk Website: www.jmslettings.co.uk

