



**229 Nottingham Road, Mansfield,
Nottinghamshire NG18 4SE**

OIRO £280,000

Tel: 0115 9680268



- Semi Detached House
- Large Garden & Summer House
- Much Improved By Vendors
- High Oakham Catchment
- Extremely Popular Location
- Off Road Parking
- Stunning Presentation Throughout
- Three Bedrooms

A beautifully finished traditional, stone fronted three-bedroom semi-detached house situated in one of Mansfield's most sought-after areas close to the town centre, shops, amenities and within walking distance to the extremely well-regarded High Oakham School. The current owners have continued to improve this property since their purchase with an array of changes even down to the finer points including beautiful, fitted shutters to all windows, new flooring, décor, panelling and much more besides making this a perfect opportunity to unpack, relax and enjoy.

The accommodation is incredibly deceptive and truly spacious throughout and comprises a bay fronted lounge having a stylish fireplace with log burner and exposed brick inset. Open plan living kitchen with integrated appliances and log burner to living area and a well utilised cellar perfect for storage space with an additional utility area off the main initial area. To the first-floor landing there are three bedrooms and a fully tiled contemporary family bathroom with three piece suite.

Externally, there is an initial driveway frontage and a shared side secure gated passageway with 231 Nottingham Road that leads onto a further gated access on to the large and ultra private rear garden with a patio sitting area, generous well maintained lawn and a recently added summer house which has double glazed French doors, additional storage shed which is seamlessly incorporated with an additional secure opening door to the rear with a small section of further garden.

LOUNGE

w: 4.67m x l: 3.91m (w: 15' 4" x l: 12' 10")

A bay fronted reception room having a stunning feature fireplace with stone hearth, exposed brick surround and inset log burner, coving to ceiling, new column radiator, fitted feature shelving to the sides of the chimney breast and a double glazed bay window to the front elevation with fitted shutters and window seat and an internal door opening into the:

OPEN PLAN LIVING KITCHEN

w: 7.9m x l: 3.86m (w: 25' 11" x l: 12' 8")

A stunning open plan dining kitchen with a contemporary yet timeless kitchen with high gloss wall cupboards, base units and drawers with chunky wood working surfaces over. Inset sink with contemporary white and chrome mixer tap. Integrated oven, four ring electric hob with stylish contemporary extractor hood over. Stacked full of other integrated appliances such as: microwave, washing machine, dishwasher and fridge. There are also glorious extras such as under wall cupboard LED lighting, kickboard LED lighting, ceiling spotlights, double glazed window and door providing access to the rear garden.

There is also a well proportioned living and dining area with feature fireplace with inset log burner. There is also a column radiator, ceiling light point and double glazed window to the rear and oak internal door to the first floor landing.

CELLAR

w: 4.62m x l: 3.66m (w: 15' 2" x l: 12')

An excellent and useable cellar split into two sections having an initial fully boarded out cellar with radiator and lighting there is also a handy utility area with a space for a host of appliances.

FIRST FLOOR LANDING

With ceiling spotlights and feature wall panelling.

BEDROOM ONE

w: 3.68m x l: 3.66m (w: 12' 1" x l: 12')

A good sized double bedroom with a column radiator, built-in storage cupboard with hanging rail. Large double glazed window to the rear elevation with fitted shutters having a pleasant outlook over the private rear garden.

BEDROOM TWO

w: 3.71m x l: 2.74m (w: 12' 2" x l: 9')

A spacious second bedroom currently in use as a beautifully presented nurse's room with a column radiator, ceiling light point and a double glazed window to the front elevation with fitted shutters.

BEDROOM THREE

w: 2.74m x l: 1.83m (w: 9' x l: 6')

A third and final bedroom with a column radiator, ceiling light point and a double glazed window to the front elevation with fitted shutters.

BATHROOM

w: 2.57m x l: 2.49m (w: 8' 5" x l: 8' 2")

A stunning family bathroom which truly is of the upmost quality, having a modern three-piece suite with chrome fittings comprising tiled fronted bath with clear glass shower screen, chrome waterfall mixer tap and chrome internally plumbed shower with overhead drencher. Vanity unit wash hand basin with chrome mixer tap, low flush WC with concealed cistern. Fully tiled high gloss porcelain tiled walls, radiator, porcelain high gloss floor with underfloor heating, ceiling spotlights, built-in white high gloss storage cupboard housing the Baxi boiler fitted in 2015, obscure double-glazed window to the side elevation with fitted shutters.

OUTSIDE

Externally, there is an initial driveway frontage and a shared side secure gated passageway with 231 Nottingham Road that leads onto a further gated access on to the large and ultra private rear garden with a patio sitting area, generous well maintained lawn and a recently added summer house which has double glazed French doors, additional storage shed which is seamlessly incorporated with an additional secure opening door to the rear with a small section of further garden.

VIEWING INFORMATION

Viewing of the property is strictly by appointment only. To book a viewing please call our Sales team headed up by 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 advice on any financial products.

FIXTURES & FITTINGS

No fixtures or fittings 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 fittings mentioned in this brochure or otherwise.













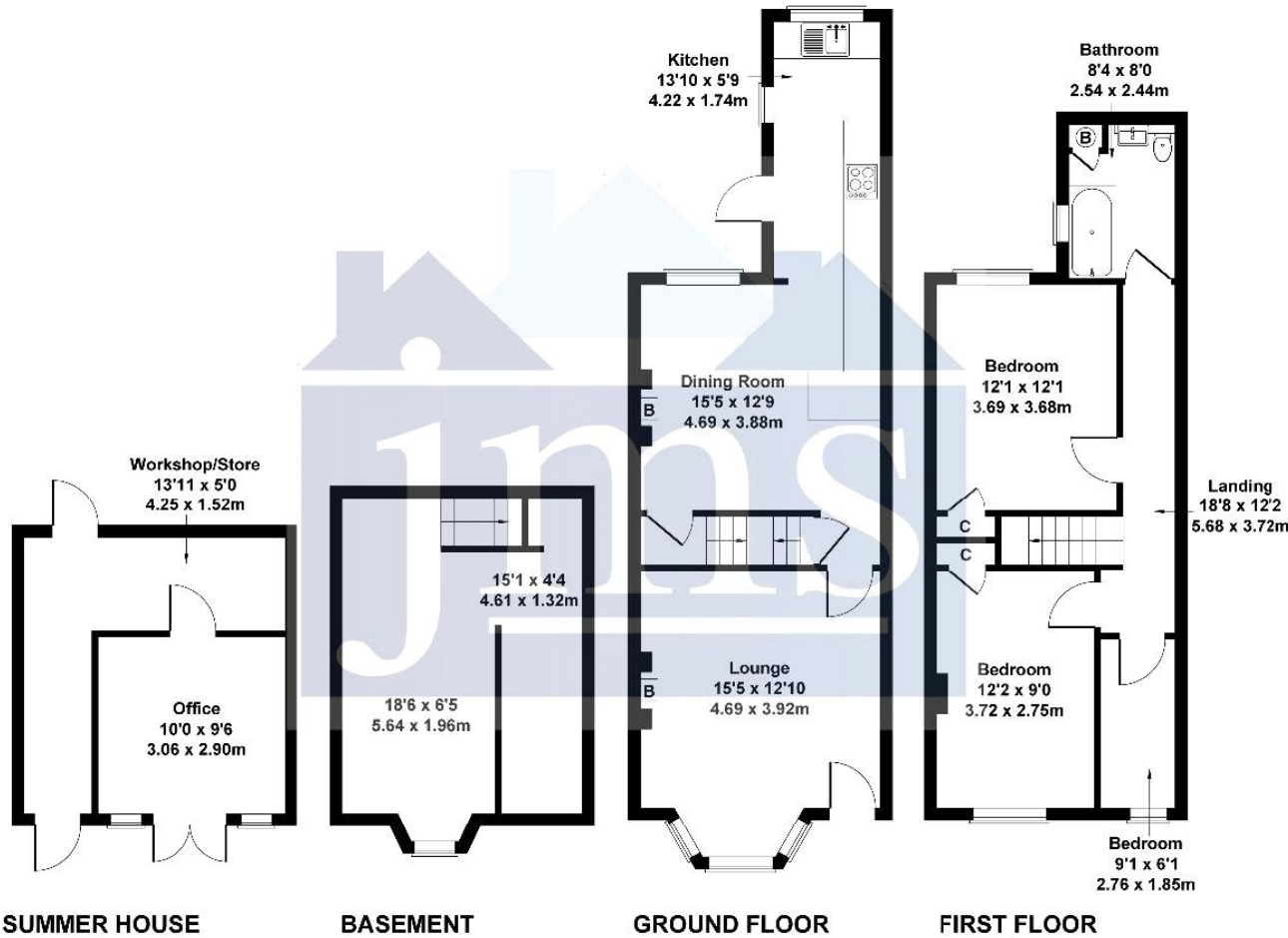






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Approximate Gross Internal Area
1302 sq ft - 121 sq m



Not to Scale. Produced by The Plan Portal 2024
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	58	
(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

