



**98 Mansfield Road, Skegby, Sutton-in-Ashfield,  
Nottinghamshire NG17 3EN**

**Offers Over £210,000**

Tel: 0115 9680268



- Traditional Semi Detached House
- Modern Yet Timeless Kitchen
- New Contemporary Shower Room
- Viewing Essential To Appreciate
- Beautifully Presented Throughout
- Three Bedrooms
- Impressive Large Plot
- Detached Garage & Generous Drive

A beautifully presented traditional three bedroom semi detached house standing proud in an elevated position on what can only be described as a simply remarkable plot behind a brick wall and double gated frontage with extensive parking for multiple vehicle's, large 20ft detached garage and a ultra private rear garden which again is incredibly generous and also enjoys a southerly aspect making it a perfect sun trap for them upcoming brighter days & evenings. The current owners have enjoyed and maintained the property exceptionally well and is offered to the open market for the first time in over 25 years and has been continuously improved over that time with new glazing, boiler, composite doors, feature log burner and solid oak flooring to the lounge, upgrades to the kitchen and a brand new sleek & stylish shower room added as recent as 2023.

The accommodation has a well-presented entrance hall with feature panelling and a wrap around staircase, open plan lounge and dining room with solid oak flooring, patio doors onto a raised decked sitting area & focal point of a feature fireplace with wall inset chunky oak mantle and inset log burner. Finally completing the ground floor is a well utilised modern kitchen fitted with a range of modern shaker style units. To the first floor landing there are three bedrooms including two doubles and a recently fitted brand new sleek & stylish contemporary shower room with matte black fittings, walk in shower where the quality is apparent on first glance.

Externally, as previously mentioned the plot this property has to offer is utterly remarkable with an abundant amount space to the front, side and rear having an ultra-secure front boundary wall with double gated off road parking for multiple vehicles including a perfect space for caravan or motorhome. There is also a well-kept front lawn and a well equipped brick built 18ft x 9ft garage & secure locking gate providing seamless access onto the extremely private landscaped rear garden with generous lawn slightly elevating to the rear boundary which helps in creating a perfect ultra private feel. There is also two decked sitting areas including one directly off the living room and another which is a perfect entertaining area fitted with led up lighting and a pergola with ambient lighting (pergola available by separate negotiation) which really is delightful area to sit and enjoy the delights the garden has to offer.

We cannot stress enough that if you are on the lookout for a spacious and immaculate home with a truly unique & extensive plot, then look no further and call us today as we truly believe a home with such positives will be an opportunity that won't be available for long.

#### **ENTRANCE HALL**

w: 3.12m x l: 2.67m (w: 10' 3" x l: 8' 9")

An inviting entrance hall with well finished feature panelling, understairs storage cupboard, ceiling lighting, radiator and a wrap around stairs rising to the first floor landing.

#### **LOUNGE DINER**

w: 7.39m x l: 3.45m (w: 24' 3" x l: 11' 4")

A beautifully presented and striking 24ft reception room which has two clearly designated areas for living and dining with a solid oak floor running seamlessly through both the living and dining area. There is also a wonderful feature fireplace with inset log burner and chunky oak inset mantle over. There is also a radiator, two ceiling light points, double glazed window to the front elevation and double glazed French doors opening to the rear garden.

#### **KITCHEN**

w: 4.19m x l: 3.43m (w: 13' 9" x l: 11' 3")

A stunning immaculately presented kitchen which has been continually improved over the last few years with white high gloss wall cupboards, base units and drawers with working surfaces over inset sink with chrome mixer tap. Integrated oven, four ring hob with wall mounted extractor hood over. There is also plumbing for a washing machine, space for a free standing fridge/freezer, contemporary full height radiator, LED kickboard and under counter lighting, LED ceiling spotlights, tiled splashbacks, recently upgraded tiled floor, double glazed window to the rear elevation and composite side entrance door.

#### **FIRST FLOOR LANDING**

w: 3.99m x l: 3.43m (w: 13' 1" x l: 11' 3")

An open landing with the continuation of the panelling from the entrance hall. There is also a radiator, ceiling light point, wall light points on the stairs, large loft space and a double glazed window to the front elevation.

### **BEDROOM ONE**

w: 4.19m x l: 3.43m (w: 13' 9" x l: 11' 3")

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

### **BEDROOM TWO**

w: 3.48m x l: 3.05m (w: 11' 5" x l: 10' )

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

### **BEDROOM THREE**

w: 2.69m x l: 2.18m (w: 8' 10" x l: 7' 2")

A third well proportioned bedroom with fitted wardrobes with inset hanging rails and shelving. There is also a radiator, ceiling light point and a double glazed window to the rear elevation.

### **SHOWER ROOM**

w: 1.85m x l: 1.65m (w: 6' 1" x l: 5' 5")

An exquisite recently upgraded shower room with three piece suite comprising a walk in shower with subtle tinted black glass full height shower screen with internally plumbed matte black shower over. Fitted vanity unit with low flush WC with concealed cistern and an inset wash hand basin with matching matte black mixer tap. Wall mounted LED lit mirror, feature flooring, full height contemporary radiator, ceiling spotlights, stylish marbled aqua panelling and an obscure double glazed window to the rear side elevation.

### **OUTSIDE**

Externally, as previously mentioned the plot this property has to offer is utterly remarkable with an abundant amount space to the front, side and rear having an ultra-secure front boundary wall with double gated off road parking for multiple vehicles including a perfect space for caravan or motorhome. There is also a well-kept front lawn and a well equipped brick built 18ft x 9ft garage & secure locking gate providing seamless access onto the extremely private landscaped rear garden with generous lawn slightly elevating to the rear boundary which helps in creating a perfect ultra private feel. There is also two decked sitting areas including one directly off the living room and another which is a perfect entertaining area fitted with led up lighting and a pergola with ambient lighting (pergola available by separate negotiation) which really is delightful area to sit and enjoy the delights the garden has to offer.

### **DETACHED GARAGE**

w: 5.74m x l: 2.74m (w: 18' 10" x l: 9' )

A large brick built detached garage, perfect for multiple uses with an array of inset power points, lighting and convenience door for separate access to the rear elevation.

### **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. The additional information provided for council tax, service charges and ground rents (where applicable) is only an estimation. Please check with our sales team for more specific detail.

### **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 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.

























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

