



**292 Mansfield Road, Skegby, Sutton-in-Ashfield,  
Nottinghamshire NG17 3DT**

**£150,000**

Tel: 0115 9680268



- Three Bedrooms
- Traditional Semi Detached House
- South Facing Rear Garden
- Excellent Scope & Potential
- No Chain / Viewing Essential
- Popular Location

A three-bedroom, traditional semi-detached house which is brimming with potential and scope for modernisation. This well loved and enjoyed home has been owned by the current owner for over 50 years and is now being offered to the open market which would be perfect for those looking to modernise and create a fabulous family home for years to come.

The accommodation comprises an entrance hall, bay fronted lounge with access through into a kitchen diner which does have potential to be increased in size and even extended to the rear if required. There is also a handy understairs storage cupboard and a conservatory with access into a WC. To the first-floor landing there are three bedrooms and a bathroom.

Externally, the property itself stands on generous sized plot having an initial gated front entrance to a potential driveway space currently for one but does give scope to create a generous double width driveway. There is a side access gate opening to the rear south facing rear garden which has been well maintained over the years with a central lawn with well stocked borders full of mature planting. A hard standing patio area toward the rear of the garden with a garden shed that will be included within the sale and secure boundaries to all sides.

#### **ENTRANCE HALL**

w: 1.45m x l: 1.22m (w: 4' 9" x l: 4' )

With a radiator, ceiling light point and stairs rising to the first floor landing.

#### **LOUNGE**

w: 3.71m x l: 3.68m (w: 12' 2" x l: 12' 1")

A bay fronted reception lounge having a fireplace, radiator, ceiling light point, double glazed bay window to the front elevation and door leading into the kitchen.

#### **KITCHEN DINER**

w: 3.2m x l: 3.07m (w: 10' 6" x l: 10' 1")

A dining kitchen with additional storage room measuring 7'2" x 2'5" which offers more scope to increase the size of the dining kitchen. There are wall cupboards, base units and drawers. Inset sink, integrated oven, four ring hob, plumbing for a washing machine. There is also ceiling lighting, radiator, double glazed window to the rear elevation and door leading into the:

#### **CONSERVATORY**

w: 2.24m x l: 1.7m (w: 7' 4" x l: 5' 7")

A small conservatory with access into a ground floor WC. There is also an external double glazed door opening onto the private and established rear garden.

#### **SEPARATE WC**

w: 1.42m x l: 0.71m (w: 4' 8" x l: 2' 4")

With a low flush WC.

#### **FIRST FLOOR LANDING**

w: 2.34m x l: 1.57m (w: 7' 8" x l: 5' 2")

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

#### **BEDROOM ONE**

w: 3.18m x l: 2.84m (w: 10' 5" x l: 9' 4")

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

#### **BEDROOM TWO**

w: 3.07m x l: 2.84m (w: 10' 1" x l: 9' 4")

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

**BEDROOM THREE**

w: 2.01m x l: 1.6m (w: 6' 7" x l: 5' 3")

With a ceiling light point, radiator and a double glazed window to the front elevation.

**BATHROOM**

w: 1.63m x l: 1.57m (w: 5' 4" x l: 5' 2")

With three piece suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. There is also a radiator, ceiling light point and an obscure double glazed window to the rear elevation.

**OUTSIDE**

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**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 your Sales Advisor 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 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.













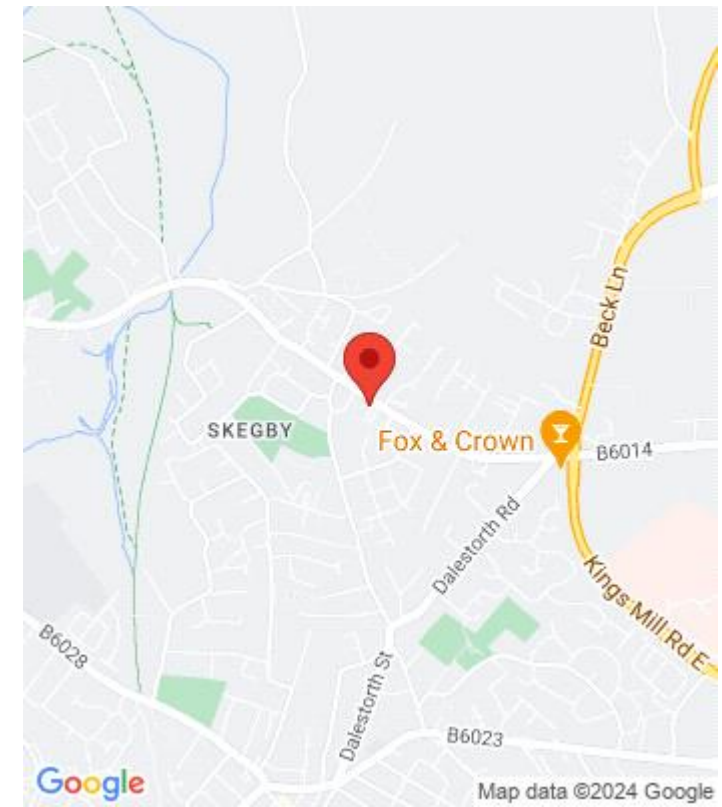












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