



Mansfield Road, Skegby, Notts, NG17 3AJ

Offers in the region of £155,000

An absolutely stunning, beautifully presented, extended, traditional semi-detached home occupying a lovely large plot boasting a most impressive internal specification making it the perfect proposition for the young family or working couple.

- Living Kitchen
- Comfortable Lounge
- Utility Room
- Three Bedrooms
- Great Location
- No Chain

DESCRIPTION AND SITUATION

The sale of this beautifully presented traditional semi-detached home will be of immediate interest to the working couple or young family looking for a property that definitely has the "WOW Factor".

The property has been extended and extensively refurbished. Internal fittings are all of a superior quality and the accommodation is immaculate throughout.

On the ground floor there is a well proportioned living kitchen equipped with extremely stylish modern fittings. There is a comfortable lounge plus useful utility room with w.c. This impressive ground floor specification is equally matched at first floor level where there are three bedrooms plus a beautifully appointed bathroom.

One of the most striking features of this property is that the accommodation is particularly bright and sunny. It is tastefully decorated and really is a ready made home. It stands on a substantially larger than average, level plot with plenty of off street parking and is found within a well regarded, established residential location in a non-estate setting. The location enables easy access to be gained to local schools, Sutton town centre as well as the main roads leading to Mansfield. The property is now vacant. Early possession is readily available as there will be "No Chain" forming above. An internal inspection is absolutely imperative to appreciate the true appeal of what is certainly a most impressive home.

ACCOMMODATION

The main accommodation briefly comprises;

ENTRANCE HALL 5'10" X 15'5" (1.79 X 4.69)

With staircase leading to the first floor accommodation, inset spotlights to the ceiling, central heating radiator.



LOUNGE 10'10" X 14'10" INTO BAY (3.29 X 4.52 INTO BAY)

Electric stove inset to the chimneybreast. Double glazed bay window to the front. Central heating radiator. Glazed doorway to hall. High gloss white laminate floor decking.



LIVING KITCHEN 10'10" X 15'6"

Beautifully appointed with modern high gloss white fronted base units complimented by Beach working surfaces creating a particularly stylish and practical working environment. White enamel single drainer sink unit, four ring gas hob/oven with extractor above, integrated fridge/freezer. Central heating radiator. French doors leading to rear gardens.

**UTILITY ROOM/CLOAKROOM/W.C 6'5" X 5'10" (1.96 X 1.78)**

With w.c that incorporates a wash hand basin, plumbing for washer, Baxi gas boiler, central heating radiator.

**FIRST FLOOR:****LANDING**

Attractive modern doors to all rooms.

BEDROOM 10'10" X 10'10" (3.29 X 3.31)

Fitted storage cabinet in bay. Double glazed bay window. Central heating radiator.

**BEDROOM 10'6" X 11'0"**

With double glazed window over looking the rear garden and beyond plus central heating radiator.



BEDROOM 5'10" X 6'8" (1.79 X 2.04)

With double glazed corner window plus central heating radiator.

**BATHROOM/W.C 6'3" X 5'10" (1.9 X 1.78)**

Beautifully appointed with a modern white suite comprising a bath with plumbed in shower and screen above, vanity bowl, w.c, extractor fan, attractive ceramic tiling to the walls plus chrome radiator.

**OUTSIDE:**

To the front of the property there is a wide concrete driveway that provides ample off street parking. The front garden is laid to lawn behind a hedge. There is gated access to the rear garden. The rear gardens are much larger than average and are level. They are ideal for the safe enjoyment by younger members of the family.



The rear gardens are mainly laid to lawn and are enclosed by fencing/walls.

TENURE

Freehold with vacant possession upon completion.

VIEWING

Arranged with pleasure via the sole selling Agents.



Floor Plans

Energy Performance Certificate



349, Mansfield Road, Skegby, SUTTON-IN-ASHFIELD, NG17 3AJ

Dwelling type: Semi-detached house **Reference number:** 8003-8823-1629-8997-7653
Date of assessment: 12 June 2015 **Type of assessment:** RdSAP, existing dwelling
Date of certificate: 15 June 2015 **Total floor area:** 77 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

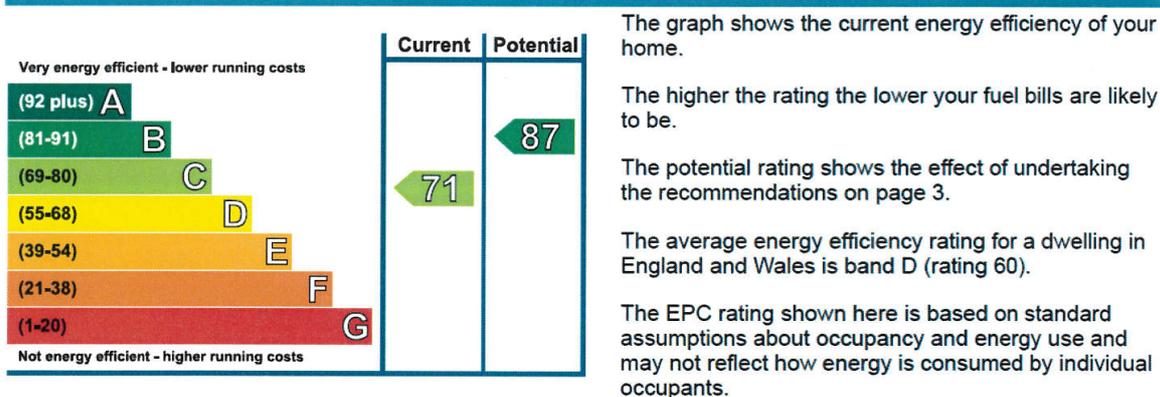
Estimated energy costs of dwelling for 3 years:	£ 2,082
Over 3 years you could save	£ 345

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 150 over 3 years	
Heating	£ 1,476 over 3 years	£ 1,383 over 3 years	
Hot Water	£ 306 over 3 years	£ 204 over 3 years	
Totals	£ 2,082	£ 1,737	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 117	✓
2 Low energy lighting for all fixed outlets	£5	£ 129	
3 Solar water heating	£4,000 - £6,000	£ 102	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.