



£240,000 Freehold

2 SANDY GROVE | | MANSFIELD | NG18 2FG

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***** NEW GUIDE PRICE OF £240,000 - £245,000 *** COMFORT & STYLE**

THROUGHOUT A charming detached house located in the desirable area of Manafield, offering a perfect combination of modern comfort and practical family living. Set within a peaceful residential street, the property provides easy access to local amenities, schools, and transport links.

The ground floor features a welcoming hallway that leads to a modern kitchen/dining room, fitted with matching cabinets, ample worktop space, and integrated appliances, creating a bright and functional space for cooking and family meals. The spacious living room benefits from natural light streaming through the windows and patio doors, with a central heating radiator adding warmth and comfort. A convenient WC completes the ground floor accommodation.

Upstairs, there are three well-proportioned bedrooms. The master bedroom is generous in size and includes an en suite shower room, while the remaining two bedrooms are served by a main family bathroom, offering versatility for families, guests, or a home office. All rooms are carpeted and enjoy good natural light, creating a bright and comfortable environment throughout.

Externally, the property boasts a decorative gated front garden with a side driveway providing parking for one car. The rear garden features a well-maintained lawn and a patio area, offering an ideal space for outdoor dining, relaxation, or entertaining.

This property combines style, space, and practicality, making it a perfect family home in a sought-after location.





Hall

Hallway with access to;

Kitchen/Diner 15'5" x 10'0"

Modern kitchen with matching cabinets and ample worktop space above, integrated appliances such as an oven and inset sink, and a bow window allowing plenty of natural light. Space for your desired dining furniture.

Living Room 15'5" x 11'11"

Spacious living room with wooden waterproof flooring, central heating radiators, and a window to the front elevation providing plenty of natural light. Patio doors offer direct access to the rear garden, creating a bright and comfortable space for relaxing or entertaining.

WC

Low flush WC with hand wash basin.

Landing

Landing leading to to the first floor rooms;

Bedroom One 10'11" x 10'0"

Generous sized master bedroom with wooden waterproof flooring, a central heating radiator, and a window to the side elevation allowing plenty of natural light. The room offers ample space for bedroom furniture and provides a comfortable and bright setting. this room also has access to its own en suite.

En suite

Three piece suite with low flush WC, hand wash basin and shower.

Bedroom Two 11'11" x 8'3"

Well-proportioned second bedroom with wooden waterproof flooring, a central heating radiator, and a window to the side elevation providing good natural light. The room offers space for a range of bedroom furnishings, creating a comfortable and versatile space.

Bedroom Three 9'0" x 6'8"

Comfortable third bedroom with wooden waterproof flooring, a central heating radiator, and a window to the front elevation providing natural light. The room offers space for bedroom furniture and could also be used as a guest room, nursery, or home office.

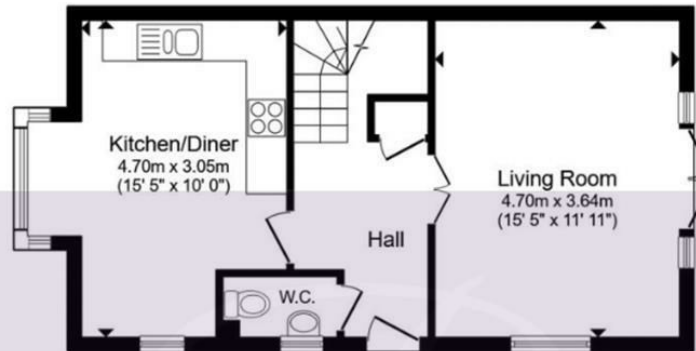
Bathroom 7'6" x 6'0"

Three piece suite with bath, low flush WC and hand wash basin,

Outside

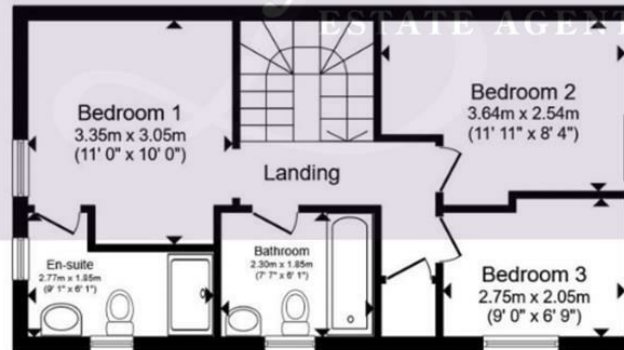
Gated decorative front garden with a side driveway providing space for one car. To the rear, there is a well-maintained lawn and a patio, offering a pleasant outdoor space for relaxation and entertaining.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		84	
(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	

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