



Guide Price £150,000 Freehold

342 MANSFIELD ROAD | SKEGBY | SUTTON-IN-ASHFIELD | NG17 3AQ





**\*\*GUIDE PRICE £150,000-£160,000\*\***

**YOUR NEXT MOVE!...** Nestled on Mansfield Road in the charming area of Skegby, Sutton-In-Ashfield, this delightful property offers a perfect blend of comfort and convenience. The location is ideal for those seeking a peaceful retreat while still being within easy reach of local amenities, schools, and transport links, making it a wonderful choice for families and professionals alike.

Upon entering the ground floor, you are greeted by a welcoming living space that exudes warmth and character from the feature fireplace. Moving through you will find a versatile dining room. Finally the kitchen comes fully equipped with all essential appliances to make delicious meals.

Ascending to the first floor, you will find a two generous sized bedrooms, both offering a blank canvas to make your own. The first floor also features a neutral four piece suite for the whole family to enjoy.

The second floor boasts a further bedroom, perfect for guests or family members. This area is designed to maximise comfort and privacy, ensuring that everyone has their own space to unwind.

Outside, the property is complemented by a charming garden area, providing a delightful space for outdoor activities or simply enjoying the fresh air. The garden is well-maintained and offers potential for personalisation, whether you envision a tranquil retreat or a vibrant space for entertaining.

Call now to arrange your viewing!





#### Living Room 11'9" x 11'10"

Carpeted flooring, central heating radiator, feature fireplace and a window to the front elevation.

#### Dining Room 11'9" x 11'11"

Versatile reception room with carpeted flooring, central heating radiator and access through to the kitchen.

#### Kitchen 6'3" x 16'6"

Complete with a range of matching wall and base cabinets, worktops over, decorative splashback tiles and integrated appliances. Additional space and plumbing for a washing machine and tumble dryer. Dual aspect windows to the side and rear. External door opening to the side elevation.

#### Landing

With leading access into;

#### Bedroom One 11'9" x 11'10"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Two 5'11" x 11'9"

Carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bathroom 5'10" x 11'7"

Four piece suite comprising of a hand wash basin, low flush WC, bath and a shower. Window to the rear elevation.

#### Bedroom Three 11'9" x 14'1"

Carpeted flooring, central heating radiator, storage cupboard and a velux window.

#### Outside



Expansive lawn to the rear elevation, patio seating space and fence surround.







Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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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) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>59</b>	<b>59</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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