



£250,000 Freehold

18 SANDY GROVE | | MANSFIELD | NG18 2FG

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ESTATE AGENTS

WHERE MEMORIES ARE MADE. Set in the highly sought-after Sandy Grove area of Mansfield, this charming detached house combines space, style, and practicality. Boasting three generous bedrooms, it's perfect for families or anyone needing extra room, while its convenient location ensures easy access to local shops, schools, parks, and transport links, making everyday life effortless.

On the ground floor, you are welcomed into a bright and inviting living room, ideal for both relaxation and entertaining. The well-appointed kitchen offers a stylish and functional space for cooking, complete with ample worktops, storage cabinets, and integrated appliances. A convenient WC on this level adds practicality for both family life and guests. The open layout ensures natural light flows throughout, creating a warm and welcoming atmosphere.

Upstairs, the three spacious bedrooms provide peaceful retreats, each filled with natural light and designed for comfort. The master bedroom benefits from generous proportions, while the versatile layout allows the other rooms to be tailored to your needs—perfect as a home office, guest room, or children's bedrooms. A modern family bathroom completes the first floor, featuring a bath with shower over, a hand wash basin, and a low-flush WC.

Outside, the property features a beautifully maintained garden, ideal for enjoying the outdoors, hosting summer barbecues, or simply relaxing in a private setting. The detached nature of the home ensures a sense of seclusion, while the driveway at the front provides convenient off-street parking for multiple vehicles.

This property in Sandy Grove represents a fantastic opportunity to secure a comfortable, stylish, and spacious family home in a desirable location. Call today to book your viewing: 01623 633633.





## Hall

### Living Room 9'10" x 15'7"

The living room features tiled flooring, a central heating radiator, a window to the front, and patio doors to the side elevation.

### Kitchen 10'1" x 15'7"

The kitchen features tiled flooring, matching cabinets, and ample worktop space, complemented by stylish gold handles. It includes integrated appliances such as an oven and an inset sink, with additional space for other essentials. There's plenty of room for your desired dining furniture, and a box window to the side elevation brings in natural light.

### WC 5'11" x 3'11"

Ground floor WC with low flush WC and hand wash basin.

## Landing

landing leading to the first floor.

### Bedroom One 10'2" x 10'11"

The master bedroom features laminate flooring, a central heating radiator, a window to the side of the house, and access to its own en-suite bathroom.

### En Suite 10'2" x 3'11"

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

### Bedroom Two 11'11" x 9'0"

A spacious bedroom with laminate flooring, a central heating radiator, and a window to the side elevation.

### Bedroom Three 9'1" x 6'7"

Third bedroom with central heating radiator and window to the front elevation.

## Bathroom 7'7" x 6'7"

A three-piece family bathroom comprising a bath with shower over, hand wash basin, and low-flush WC.

## Outside

To the front, the property benefits from a driveway with ample parking space. To the rear, there is a spacious, well-maintained lawn and a patio area, perfect for outdoor entertaining.

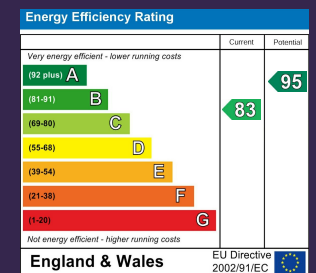




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.



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