



13 Ellesmere Road
Forest Town, Nottinghamshire NG19 0EG
£330,000

- A QUITE OUTSTANDING, THREE BEDROOMED DETACHED BUNGALOW WHICH MUST BE VIEWED
- ENTRANCE HALL AND PULL-DOWN LADDER WITH LOFT ACCESS, WHERE THE BOILER IS SITUATED
- FITTED KITCHEN INCLUDING INTEGRATED OVEN & HOB, FRIDGE/FREEZER AND WASHING MACHINE
- THERE IS THEN THE THIRD BEDROOM (ALSO A DOUBLE), WHICH COULD BE USED AS A DINING ROOM
- FULLY ENCLOSED PLOT WITH BLOCK PAVING TO THE FRONT AND CARAVAN STANDING SPACE
- COMBINATION BOILER (2026), UPVC DOUBLE GLAZING, BURGLAR ALARM AND CCTV CAMERAS
- LOUNGE LOCATED AT THE BACK, ENJOYING DOUBLE ASPECT TO THE REAR AND SIDE
- TWO DOUBLE BEDROOMS TO THE FRONT WITH BOW WINDOWS, ONE WITH FITTED WARDROBES
- HIGH QUALITY SHOWER ROOM, LARGE WALK-IN SHOWER AREA, WASH HAND BASIN AND WC
- WIDE, DETACHED GARAGE AND REAR GARDEN WITH PATIO, LAWN AND FLOWER BEDS

VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email sales@temple-estates.co.uk

DIRECTIONS:

From Mansfield, continue onto Bath Lane, which then becomes Ravensdale Road. Turn left at the T junction onto Sherwood Hall Road. Turn left onto Ellesmere Road and the bungalow is further down here on the right-hand side.

ACCOMMODATION COMPRISES

STORM PORCH

ENTRANCE HALL



ENTRANCE HALL

UPVC door, laminate and radiator with cover. Access to the loft space, via pull-down ladder. The combination boiler, installed in 2026, is situated in the loft.



LOUNGE

17'1 x 13'3 (5.21m x 4.04m)

A light and spacious reception room, with UPVC double glazed windows to both rear and side. Radiator with cover, plus second radiator. Coving.



KITCHEN

10'9 x 9'8 (3.28m x 2.95m)

Fitted with shaker style base and eye level units, contrasting work surfaces and one and a half bowl sink unit and single drainer. Integrated appliances including electric double oven, separate gas hob, extractor fan, washing machine and fridge/freezer. Tiled flooring, radiator, downlighters and coving. Double UPVC aspect and UPVC rear door.



BEDROOM ONE

12'5 x 12' (3.78m x 3.66m)

UPVC double glazed bow window to the front aspect. Radiator. Coving.



BEDROOM TWO

12' x 11'4 including wardrobes (3.66m x 3.45m including wardrobes)

Fitted triple wardrobes to one wall. UPVC double glazed bow window to the front aspect. Radiator. Coving.



BEDROOM THREE/DINING ROOM

11'9 x 8'8 (3.58m x 2.64m)

UPVC double glazed side aspect. Radiator. Coving.



SHOWER ROOM

Large walk-in shower area with mermaid panelling, wash hand basin and WC, both set within vanity fitment. Tiled surrounds, tiled flooring, chrome upright radiator and UPVC obscure glaze.



OUTSIDE

The property has had a brick boundary wall erected, offering a high degree of privacy. Wrought iron double gates provide access to the paved frontage and raised flower beds. There is a second driveway to the right-hand side, ideal for caravan standing. The main drive is all block paved and leads to the detached sectional garage to the rear. Being sectional, this is wider than a standard garage. The block paved driveway expands into a patio area, with the remaining garden including a shaped lawn and flower borders.



The property is in council tax band C (Mansfield District Council).

FINANCIAL ADVICE

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

MONEY LAUNDERING

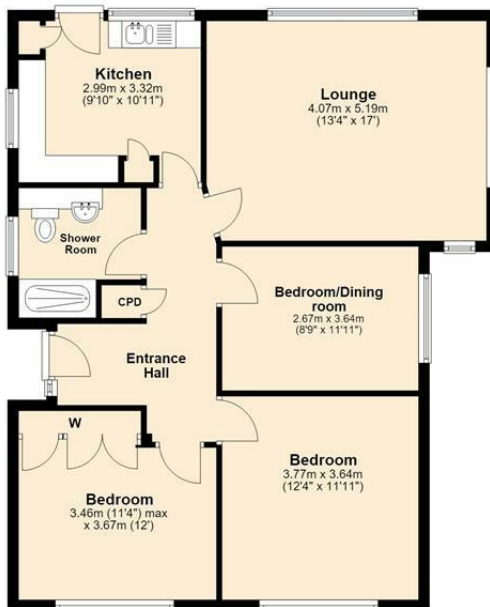
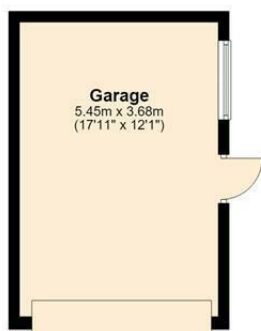
Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required

prior to solicitors being instructed in the purchase or sale of a property.

AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5907/17.07.2026

Ground Floor Approx. 103.1 sq. metres (1109.5 sq. feet)



Total area: approx. 103.1 sq. metres (1109.5 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

