



**Siena Gardens, Forest Town**  
Mansfield, Nottinghamshire, NG19 0RT



## Siena Gardens, Forest Town Mansfield, Nottinghamshire, NG19 ORT

**\*\*BRAND NEW PRICE- THIS BEAUTIFUL PROPERTY IS TUCKED AWAY ON A CUL-DE-SAC POSITION WITHIN A SOUGHT-AFTER DEVELOPMENT with four bedrooms, en-suite to master and a lovely rear garden which is set over three tiers (the views are amazing). NOW FITTED WITH A BRAND NEW BOILER UNDER 10 YEAR WARRENTY \*\***

This well-presented and spacious detached family home is available to view now and briefly comprises of the following: Entrance hallway with built-in store cupboard with wooden flooring, a downstairs cloakroom/WC, bay fronted lounge with feature fireplace, separate dining room with upvc patio doors, fitted kitchen boasting matching wall/base units and French doors, leading into a separate utility room.

First floor: Galleried landing, four spacious bedrooms (En-suite to master and built-in mirrored wardrobes), and a family bathroom.

Externally: Low maintenance frontage with masses of parking and lawn, gated side access, detached garage with power and lighting. The rear garden is a really good size and has three tiers, paved patio area,

NEEDS TO BE VIEWED TO BE FULLY APPRECIATED!



### Entrance Hallway

Entrance hall with a UPVC door and a solid wood floor. Doors leading to Lounge, Kitchen and Dining room.

### Cloakroom/WC

W/C and sink with tiled splash back, Central heating radiator and Window to the front elevation.

### Lounge

15'0" x 14'5" (4.575 x 4.417)

A good sized lounge with solid polished wood floor, Bay window to the front elevation with fitted blinds, feature fireplace with gas fire.

### Kitchen

14'5" x 10'2" (4.414 x 3.103)

A good sized kitchen with a range of oak colored units, grey roll top work tops, stainless Steel oven and hob, LED lighting. UPVC window/French doors leading onto the rear garden and contrasting grey floor tiles

### Utility Room

Utility room with a range of wall and base units .

### Dining Room

13'1" x 8'3" (3.989 x 2.537)

With beautiful polished wooden floor and french doors leading to the rear garden.

### Landing

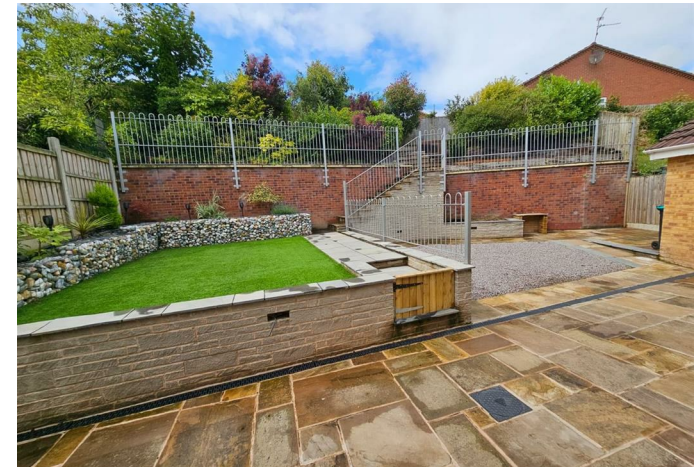
### Master bedroom

14'6" x 10'0" (4.428 x 3.055)

Situated to the front elevation with modern glass fitted wardrobes and en suite shower room. UPVC window and central heating radiator.

### En suite

Ensuite shower room with separate shower and low flush W.C and hand wash basin





### Bedroom Two

9'10" x 8'6" (3.007 x 2.611)

With central heating radiator, built in wardrobes and UPVC window to the rear elevation

### Bedroom Three

9'10" x 7'0" (3.007 x 2.142)

With fitted wardrobes UPVC window and central heating radiator.

### Bedroom Four

8'11" x 7'8" (2.736 x 2.347)

Fitted wardrobes, UPVC window to the front elevation and central heating radiator.

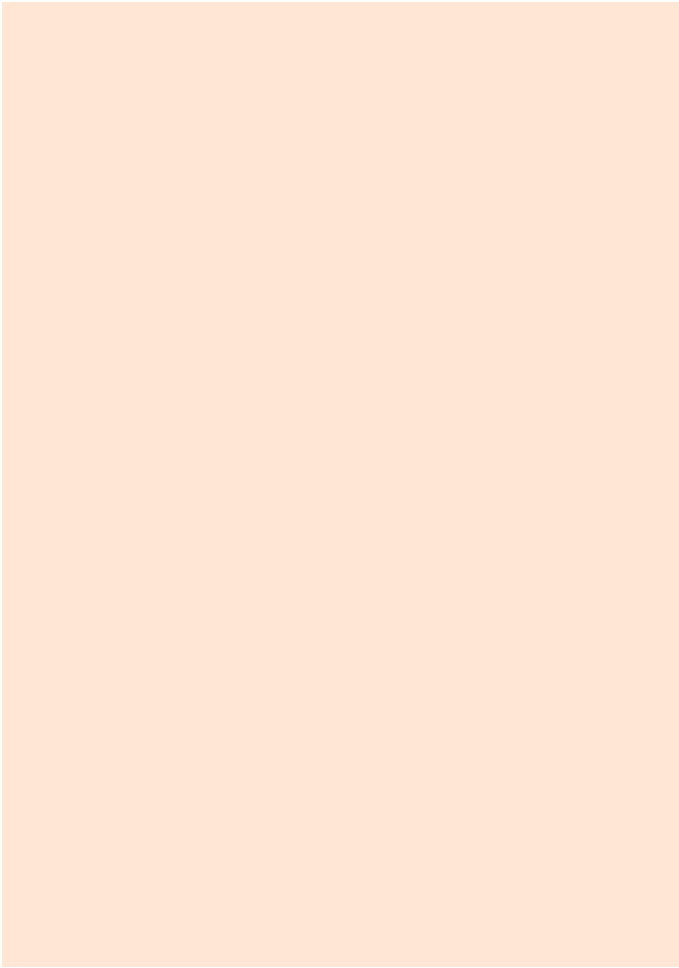
### Family Bathroom

Family bathroom with white suite, shower over bath with glass shower screen. Low flush W/C and hand wash basin UPVC window with fitted wooden blind.


### Externally

A three tiered low maintenance enclosed garden perfect for all the kids, complete with Indian stone patio, artificial lawned area with gabions, and a top tier which would make an amazing cosy corner with great views over the property.







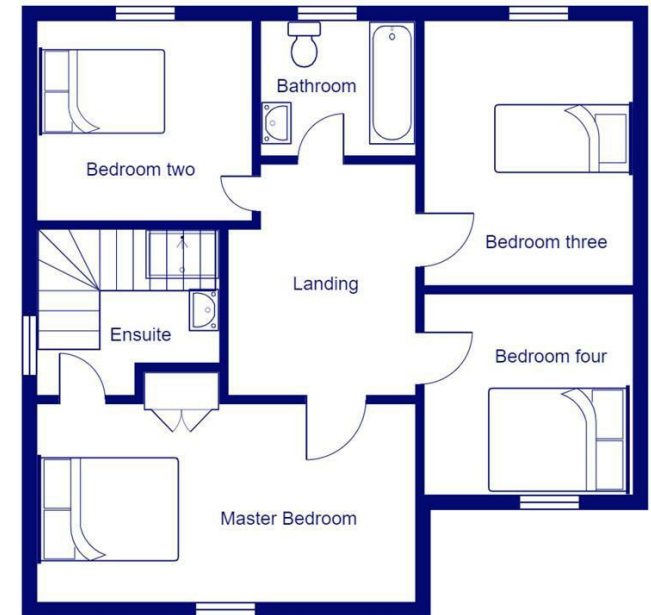
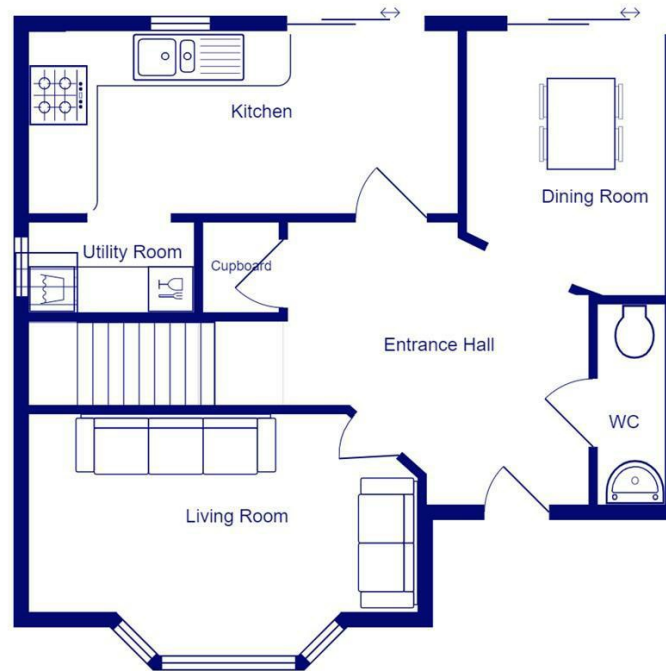
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>82</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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