



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



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

0005 000 555 555

**\*\*NEW LOWER 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)\*\***

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.

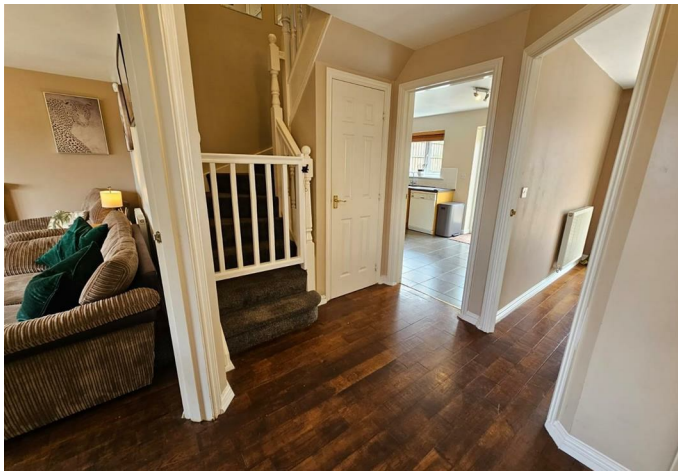
### Family Bathroom

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.

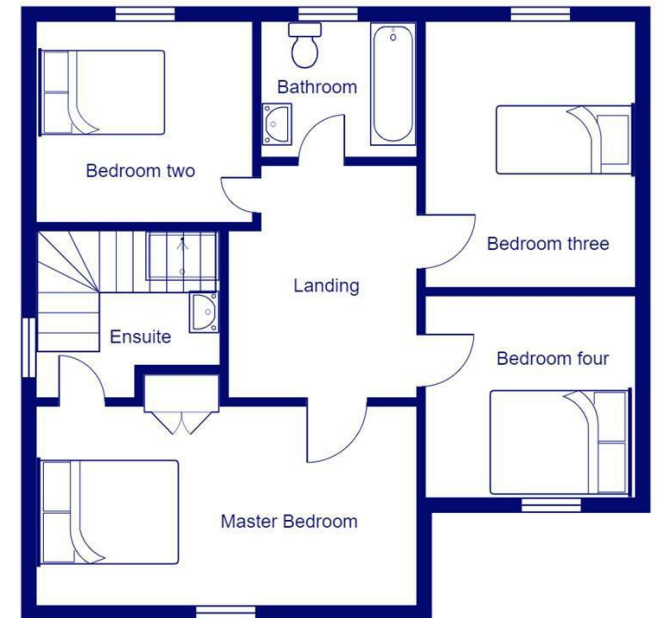
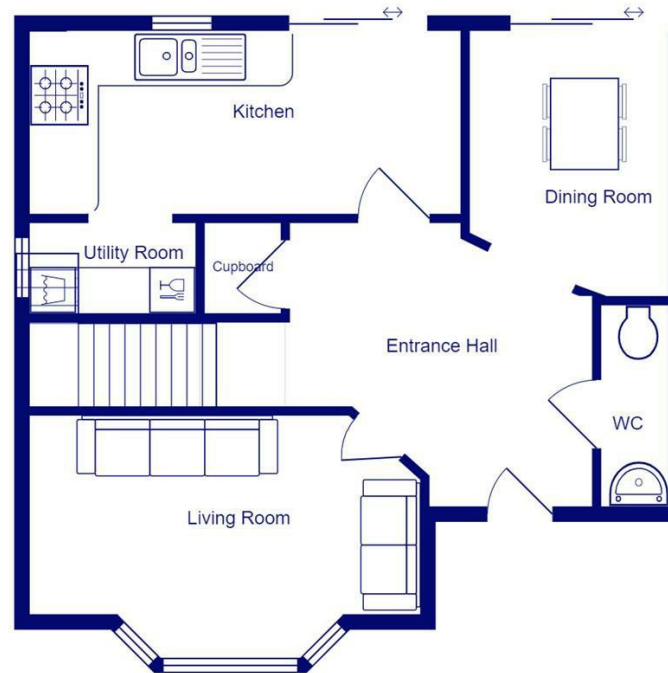
### Externally

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



**COUNCIL TAX INFORMATION:**

Local Authority: Mansfield District Council  
Council Tax Band: D

**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



t: 01623424616

e: mansfield@newtonfallowell.co.uk

