



**15 Sulby Close, Forest Town, Mansfield, NG19 0NP**  
**£169,950**

### ENTRANCE HALL

double glazed door to the front elevation, and stairs rising to the first floor.

### LOUNGE AREA 16'0 x 9'10 (4.88m x 3.00m)

double glazed window to the front and rear elevation, gas feature fire with hearth, back and surround, double radiator and carpeted flooring.

### KITCHEN 10 x 7'1 (3.05m x 2.16m)

Wall and base units with draws, and a wine rack, complimentary roll edge work surfaces with inset sink and drainer and four ring gas hob over the integrated fan assisted double oven with extractor fan above. There is space for a washing machine, dishwasher and fridge, laminate flooring and side access door leading to the driveway.

### DINING AREA 13'1 x 8'10 (3.99m x 2.69m)

double glazed double doors leading to the rear garden, carpeted flooring coving to ceiling.

### FIRST FLOOR LANDING

Loft access, carpet flooring

### BEDROOM 10 x 8'1 (3.05m x 2.46m)

Double glazed window, carpet flooring

### BEDROOM 8'10 x 7'1 (2.69m x 2.16m)

Double glazed window, carpet flooring

### BEDROOM 7 x 7'1 (2.13m x 2.16m)

Double glazed window, carpet flooring

### BATHROOM

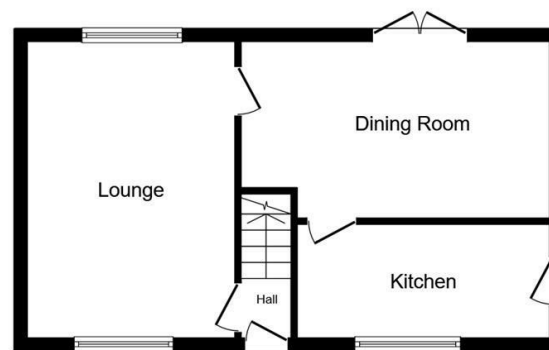
double glazed frosted windows to the front elevation, Integrated vanity unit with wash hand basin, low level flush wc and storage cupboards and drawers. There is a white panelled bath with electric shower over and glass enclosure, tiled flooring and part tiled walls.

### OUTSIDE

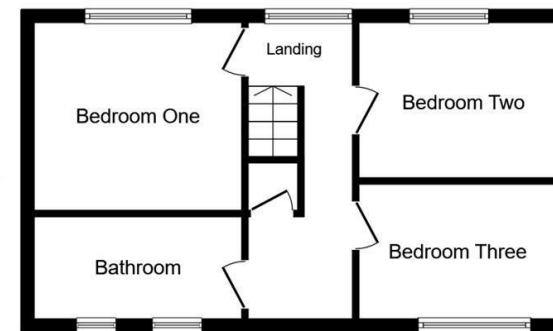
Decked patio area, fencing to boundaries, mixture of shrubs and trees and low maintenance slate gravel. The garage backs on to the rear garden providing side access via a door in to the garage.

### GARAGE

Up and over door, power and light



Ground Floor



First Floor