



63 Ling Forest Road, Mansfield

£195,000 NO UPWARD CHAIN Freehold

THREE BEDROOM SEMI DETACHED HOME • GENEROUSLY SIZED LOUNGE - EPC RATING: C • WELL EQUIPPED KITCHEN WITH DINING SPACE • CONVENIENT DOWNSTAIRS SHOWER ROOM AND FIRST FLOOR BATHROOM • DRIVEWAY PROVIDING OFF ROAD PARKING AND GARAGE FOR PRACTICAL STORAGE • GENEROUS OUTSIDE LOW MAINTENANCE SPACES



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey





Lounge

23' 6" x 13' 6" (7.17m x 4.12m)

A welcoming, bright, and generously sized living space featuring a characterful fireplace with gas fire as the focal point of the room. A UPVC double glazed bay window fills the space with natural light, while practical understairs storage adds convenience. Folding doors lead through to the rest of the property, and the room also provides access to the first floor. Additional features include central heating radiators and power points throughout.

Kitchen/Diner

A fitted kitchen with a range of wall and base units housing an oven, hob, extractor fan, and one-and-a-half bowl sink. The room offers an abundance of storage along with space for additional appliances. A UPVC double glazed window and UPVC double glazed door allow natural light to flood the space while providing access to the rear garden. The dining area comfortably seats up to four people, and the room also benefits from a central heating radiator and power points.

Wet room/Shower room

A convenient ground-floor addition comprising a low flush WC, pedestal sink with mixer tap, and an electric shower. The room also includes a central heating radiator and power points.

First floor

Bedroom No 1

12' 10" x 9' 10" (3.91m x 3.00m)

A generously sized bedroom featuring UPVC double glazed windows overlooking the front of the property and filling the room with natural light. The space also includes a central heating radiator and power points.

Bedroom No 2

10' 8" x 9' 11" (3.24m x 3.01m)

A second double bedroom with a UPVC double glazed window overlooking the rear garden. The room benefits from practical built-in storage, a central heating radiator, and power points.

Bedroom No 3

9' 11" x 6' 4" (3.03m x 1.94m)

The third bedroom features a central heating radiator, power points, and a UPVC double glazed window. The room also includes built-in storage housing the boiler and could easily be utilised as a home office, study, or nursery.

Bathroom

A well-equipped bathroom comprising a low flush WC, vanity sink with practical storage, and a bath with a mains-fed shower. The room also benefits from a heated towel rail and a UPVC double glazed window.



Outside

The property benefits from a low-maintenance front garden along with a driveway providing useful off road parking and access to the garage. Gated access to the side of the property leads through to the rest of the outside spaces. The rear garden is a beautiful and generously sized space, mainly laid to lawn and bordered by well established flower beds and mature shrubbery. A patio seating area provides the perfect spot for outdoor relaxing and entertaining, creating an enjoyable and private outdoor setting.

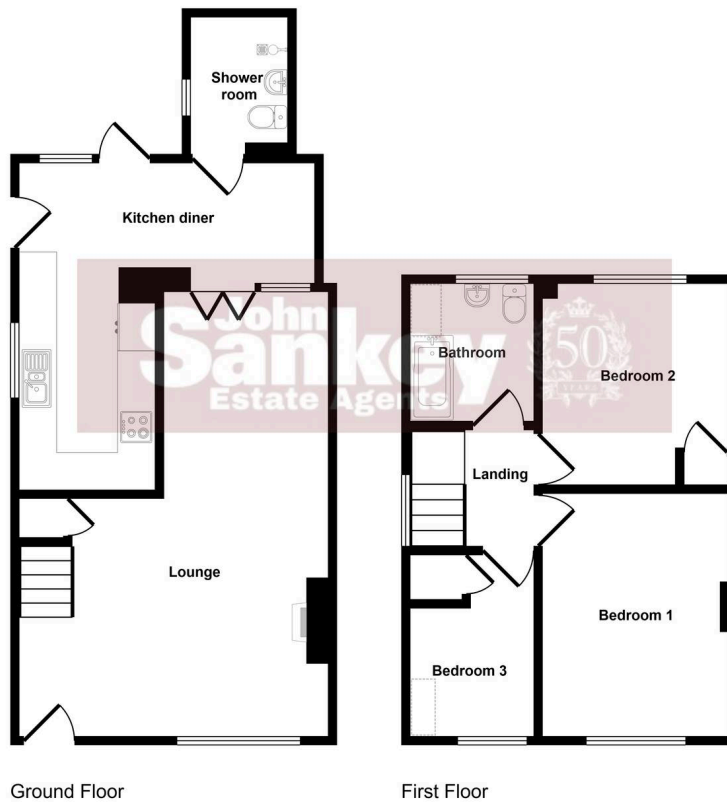
Additional information

Tenure: Freehold

Council tax band: B

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

These brochures are produced as a guide only. The floor plan and measurements are approximate and are not to be relied upon for furnishing or any other purpose.



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email:enquiries@johnsankey.com

John Sankey

