



England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO ₂ emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
Very environmentally friendly - lower CO ₂ emissions	
Current	Proposed
Environmental Impact (CO ₂) Rating	

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
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Very energy efficient - lower running costs	
Current	Proposed
Energy Efficiency Rating	

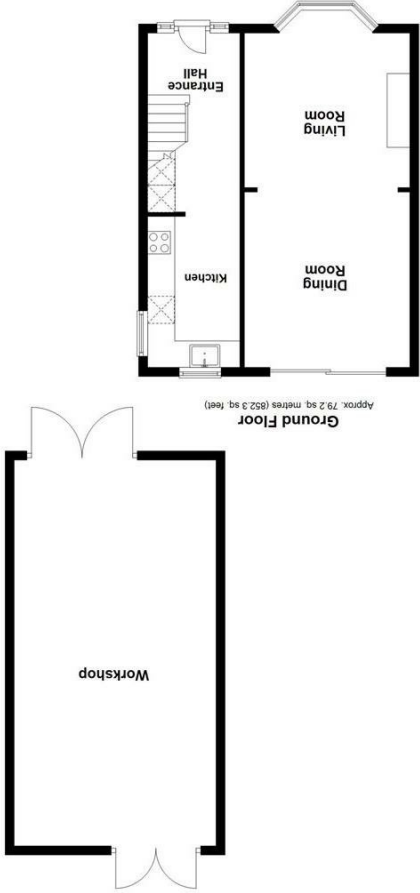
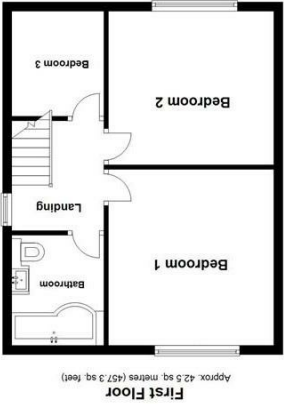


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John Sankey
 Estate Agents

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.
 Plan produced using PlanItPro.



15 Hermitage Lane, Mansfield, Nottinghamshire, NG18 5HB
 Asking Price £190,000



Hermitage Lane

Mansfield

Viewing is essential to appreciate this refurbished Semi Detached House close to the A38/A60 transport links, bus stop, schools, Kings Mill Hospital, public house, takeaway, short car journey to both Mansfield and Sutton In Ashfield town centres and the abundance of amenities they provide. The accommodation comprises of a hallway, refurbished kitchen, large lounge/diner, THREE FIRST FLOOR BEDROOMS and fully refurbished modern bathroom. Externally the property boasts off street parking to the front, further driveway to the side leading to the workshop/possible garage, to the rear the garden is generous in size with two seating areas included, a decked area and laid to lawn.

How to find the property

Leave Mansfield via the A38 Sutton Road and continue up and at the next set of traffic lights after the Sir John Cockle turn left onto Hermitage Lane and the property is on the left hand side.

Ground Floor

Hallway

With uPVC door and side windows, central heating radiator, stairs to first floor and cupboard housing the meters.



Kitchen

Recently refurbished kitchen with a range of modern contemporary wall and base units, cupboards and drawers, uPVC double glazed window to the side making it dual aspect and light, space for a fridge freezer, electric oven, induction hob with extractor fan over, plumbing for a washing machine, stainless steel sink unit, cupboard housing the central heating boiler which is approximately four years old, laminate floor and door leading to the lounge/diner.

Lounge/Diner

26' into bay x 12'

A spacious, light and airy room with the fireplace as the focal point, laminate floor, bay window to the front of the property and uPVC patio doors overlooking the rear garden leading onto the decked sun area.

First Floor

Stairs and Landing

With a uPVC double glazed window to the side and loft hatch.

Bedroom No. 1

12'8" x 11'6"

With a uPVC double glazed window to the rear and central heating radiator.

Bedroom No. 2

11'6" x 11'2"

With a uPVC double glazed window to the front, central heating radiator and floating shelves.

Bedroom No. 3

7'6" x 6'4"

With a uPVC double glazed window to the front, laminate floor and radiator.

Bathroom

Fully refurbished and comprising a 'P' shower bath with shower screen and mains shower, wash hand basin in a vanity unit, low flush w.c., chrome heated towel rail, stylish tiled splashbacks and uPVC double glazed window to the rear.

Outside

Gardens Front

To the front of the property is walled with a driveway and a further driveway to the side leading to the workshop/possible garage.

Gardens Rear

The rear garden is generous in size with decked area leading from the lounge, laid to lawn, doors coming from the back of the workshop for access if required and low maintenance area to the end of the garden with gated access to the driveway.

Workshop/Possible Garage

98'5" x 7'10"

Further Information

Council Tax Band: B

Tenure: Freehold

