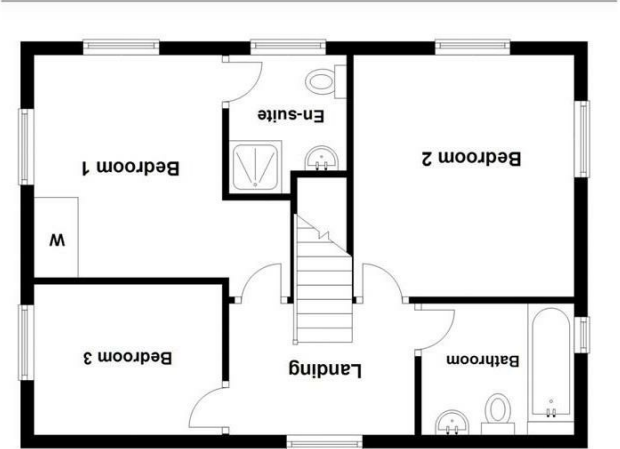


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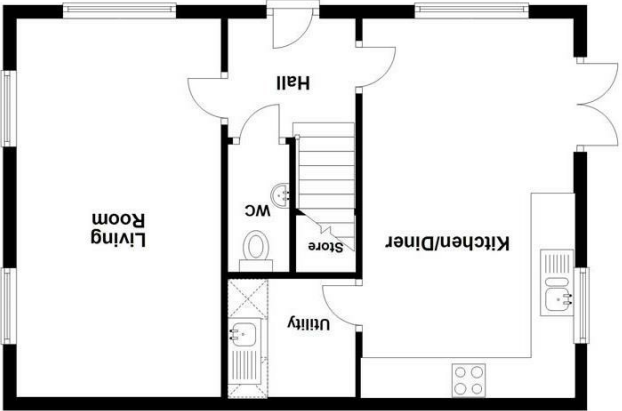
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Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.  
Plan produced using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

Total area: approx. 95.7 sq. metres (1029.7 sq. feet)



First Floor  
Approx. 47.6 sq. metres (511.9 sq. feet)



Ground Floor  
Approx. 48.1 sq. metres (517.8 sq. feet)



1 The Dukeries, Mansfield, Notts, NG18 3LN  
Guide Price £240,000 to £250,000

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# The Dukeries

## Mansfield

\* GUIDE PRICE £240,000 TO £250,000 \* Viewing is essential to appreciate the size and style of accommodation on offer in this THREE BEDROOMED Detached double fronted house standing proud on a corner plot in sought after location close to a health club and spa, bus route, public house and restaurants, schools and A60/A614 transport links. The accommodation comprises of a hallway, kitchen/diner, dual aspect lounge, utility room, downstairs w.c., three first floor bedrooms with en suite to master, family bathroom, enclosed walled rear garden and off street parking for two vehicles.

### How to find the property

Leave Mansfield via Ratcliffe Gate then onto Rock Hill which becomes Southwell Road, at the traffic lights adjacent to Bannatyne's health club and spa turn left onto Briar Lane then immediately left onto The Dukeries and the property is the first one on the right hand side standing on the corner marked by one of our signboards.

### Ground Floor

#### Hallway

With a uPVC double glazed door, laminate floor, stairs to first floor and doors to the lounge, kitchen and downstairs w.c.



#### Lounge

18'11" x 10'  
Being dual aspect with two uPVC double glazed windows to the side and front making it a light and airy living space, two central heating radiators and laminate floor.

#### Kitchen Diner

18'11" x 10'5"  
Fitted with a range of modern wall and base units, cupboards and drawers, space for a fridge freezer, stainless steel and drainer unit, integrated hob with extractor fan over, eye-level oven and microwave, integrated dishwasher, uPVC double glazed window and french doors to the rear garden, central heating radiator and space for a table and chairs.

#### Utility Room

6'4" x 5'10"  
With wall mounted central heating boiler, base units with worktop over, space for a washing machine and dryer, laminate floor and central heating radiator.

#### Downstairs W.C.

With a low flush w.c., wash hand basin, central heating radiator and extractor fan.

### First Floor

#### Stairs and Landing

With a uPVC double glazed window to the rear and doors leading to bedrooms and bathroom.

#### Master Bedroom

13'8" x 11'2"  
Being dual aspect with two uPVC double glazed windows making the room light and airy, fitted double wardrobe with mirrored sliding doors, central heating radiator and door to the en suite shower room.

#### En Suite Shower Room

Comprising of a shower cubicle housing an electric shower, wash hand basin with tiled splashbacks, low flush w.c., central heating radiator, extractor fan and uPVC double glazed opaque window.

#### Bedroom No. 2

12'3" x 10'5"  
Also dual aspect with two uPVC double glazed windows and central heating radiator.

#### Bedroom No. 3

10'3" x 7'5"  
With a uPVC double glazed window to the side and central heating radiator.

#### Family Bathroom

With a three piece suite comprising of bath with mains shower over, low flush w.c. and wash hand basin. Complimentary part tiled walls, uPVC double glazed opaque window and central heating radiator.

### Outside

#### Gardens Front

The front garden has a hedge surround and opening leading to the front door.

#### Gardens Rear

The rear garden is walled, fully enclosed with a slabbed patio area, decked sun area and gate leading to the driveway. The driveway is situated via the side of the property or the rear garden and provides off street parking for at least two vehicles.

