



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower CO2 emissions	
A	(1-25)
B	(26-35)
C	(36-45)
D	(46-55)
E	(56-65)
F	(66-75)
G	(76-100)

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower energy costs	
A	(1-10)
B	(11-15)
C	(16-20)
D	(21-25)
E	(26-30)
F	(31-35)
G	(36-50)

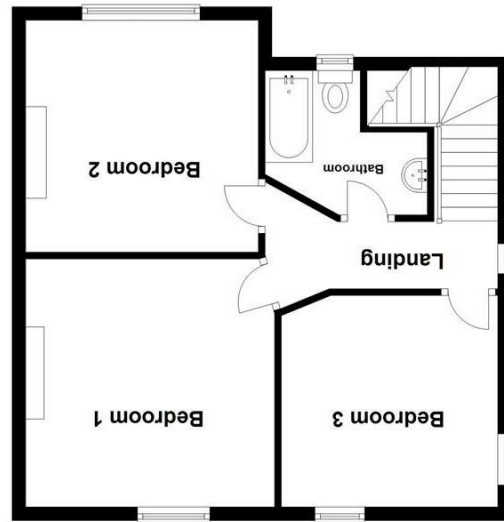


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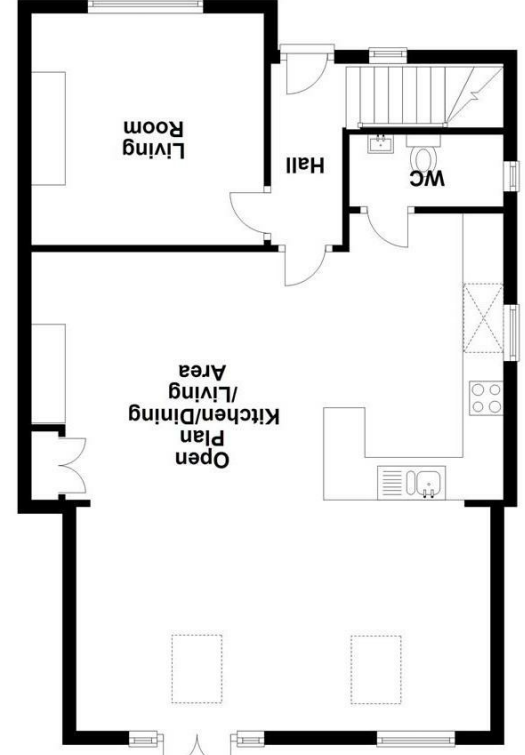
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Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only.
 Plan produced using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

Total area: approx. 116.3 sq. metres (1252.1 sq. feet)



First Floor
 Approx. 47.4 sq. metres (510.0 sq. feet)



Ground Floor
 Approx. 68.9 sq. metres (742.1 sq. feet)



John Sankey

14 Gill Street, Sutton-In-Ashfield, Nottinghamshire, NG17 1FP
 Guide Price £180,000 to £190,000

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Gill Street

Sutton-In-Ashfield

* GUIDE PRICE £180,000 TO £190,000 * There is more than first meets the eye to this very well presented and deceptively spacious Semi Detached Home. Having UPVC DOUBLE GLAZED and GAS CENTRALLY HEATED internal accommodation which comprises briefly of an entrance hall, a light and airy reception room to the front and a fantastic rear extended main living kitchen dining area which really has changed the way this property is used and has become the main hub of the home, perfect for entertaining. There is a modern fitted kitchen, velux skylights and patio doors provide plenty of natural light to the room and access out to a very well kept rear garden and the added benefit of a downstairs w.c. The first floor offers THREE WELL PROPORTIONED BEDROOMS and a three piece bathroom suite. On approach the property has a paved driveway providing off road parking and a landscaped rear garden consisting of a paved patio area and lawn. In our opinion this home would suit most families and we feel that this is a fantastic buy and therefore we would strongly recommend an early viewing.

How to find the property

Take the Sutton Road A38 out of Mansfield continuing past Kings Mill Hospital to the traffic lights by the B & Q superstore, continue straight ahead at the lights until approaching the traffic lights by Kwik Fit, veer to the right onto the B6023, continuing past Asda and straight ahead over the mini roundabout, at the next roundabout take the third exit onto Lammas Road continuing straight ahead for approximately half a mile onto Alfreton Road and turn right onto Gill Street where the property is located on the right hand side clearly marked by one of our signboards.



Ground Floor

Entrance Hall

Accessed via a uPVC double glazed door, stairs rise to the first floor, internal doors lead to the extended open plan kitchen/family room, another door to the second reception room and a central heating radiator.

Reception Room

11'3" maximum x 11'2"

A versatile reception room which would make an ideal home office, t.v. room or child's play room depending on your requirements. There is a uPVC double glazed window to the front aspect which provides plenty of light to the room, a central heating radiator, feature deep skirting boards, t.v. and power points.

Extended Kitchen and Family Room

22'10" maximum x 23'6"

A fantastic size main living reception area which has become the main hub of the home. Having an open plan feel with a fitted kitchen which comprises of modern base units with a roll edge work surface which houses a one and a half bowl sink and drainer unit with a mixer tap, a four ring gas hob with extractor above, there is a fitted oven with microwave oven above, there is laminate floor covering, a dining area which would comfortably seat at least eight people and a living area with vaulted ceiling, velux skylights and windows, french doors provide plenty of natural light to the room and views and access out to the rear garden, there are an ample amount of power points, spotlights to the ceiling, feature deep skirting boards, central heating radiator and integral door to the downstairs w.c.

Downstairs W.C.

Comprises of a low flush w.c. and a sink unit, there is storage beneath the stairs and space and plumbing for a washing machine. The Baxi gas central heating boiler is also located and there is a uPVC double glazed window to the side aspect providing light.

First Floor

Bedroom No. 1

12'2" x 12'

A superb size bedroom with a uPVC double glazed window to the rear aspect providing plenty of natural light and overlooking the rear garden, there are deep skirting boards, central heating radiator and power points.

Bedroom No. 2

11'3" maximum x 11'1"

A good sized double bedroom having a uPVC double glazed window to the front aspect which provides the room with plenty of natural light, there are feature deep skirting boards, a central heating radiator and power points.

Bedroom No. 3

10'4" x 10'2"

A very generous size third bedroom having dual aspect uPVC double glazed windows to the side and rear elevations providing plenty of light, there are feature deep skirting boards, power points and a central heating radiator.

Bathroom

Comprises briefly of a modern suite offering a low flush w.c., a pedestal sink with a mixer tap and panelled bath with a mains fed shower over and fitted glazed shower screen, there is part tiling to the walls, fully tiled flooring, a chrome heated towel rail and a uPVC double glazed window to the front.

Outside

Gardens Front

The front has a paved driveway providing off road parking and a wide path to the side with a feature stone wall, boundary leading round to the rear garden and an outside tap.

Gardens Rear

The rear garden is a landscaped garden to include a paved patio area ideal for seating, a central lawn perfect for children to play and entertaining, a path leads to the bottom of the garden where there is a soil area ideal for a vegetable patch and a hard standing with a shed which will be included within the property sale. There is access to the side of the property leading round to the front.

