



England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - lower CO2 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

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41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com

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Total area: approx. 178.4 sq. metres (1919 sq. feet)
 Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only. Plan produced using PlanItPro.



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11 Egerton Close, Mansfield, Nottinghamshire, NG18 3EB
 Guide Price £420,000 to £430,000

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Egerton Close

Mansfield

* GUIDE PRICE £420,000 TO £430,000 * Stunning, spacious and individual are the words to describe this detached unique house with FOUR DOUBLE BEDROOMS including annex, two shower rooms, family bathroom and downstairs w.c. In exclusive cul-de-sac location with large plot and beautiful rear garden. The accommodation comprises of a hallway, 24 foot lounge, dining kitchen, utility, downstairs cloaks with storage area, annex with shower room and uPVC patio doors leading onto the beautiful SOUTH FACING landscaped garden. The house is fully alarmed. The front garden has a large driveway providing ample off street parking leading to the GARAGE, three first floor double bedrooms with en suite to master.

How to find the property

Leave Mansfield via Ratcliffe Gate which then becomes Rock Hill and through the traffic lights continue up then turn left onto Big Barn Lane then straight over at the junction onto Pump Hollow Road, then the second left turn onto Egerton Close and the property is just before the private road sign on the left hand side.

Ground Floor

Hallway

With a uPVC double glazed front door and window, feature stair case and doors to kitchen, lounge and downstairs cloaks.

Downstairs W.C.

With part tiled walls, uPVC window, laminate floor, radiators and large double storage cupboard with sliding mirrored doors with radiator in that area.



Lounge

24'01" x 13'

With a uPVC double glazed window to the front and two central heating radiators, beautiful adam style fire surround housing a coal effect fire, uPVC double glazed patio doors and side windows making this room a light and airy living space.

Dining Kitchen

16'02" x 10'11"

Generous size room fitted with a range of wall and base units, cupboards and drawers, display cupboards, space for a fridge freezer, dishwasher, double oven and grill, gas hob with extractor fan over, central heating radiator, space for table and chairs and doors leading through to the utility area and garage.

Utility Room

9' x 5'11"

With stainless steel sink unit, uPVC double glazed window to the rear and being fully tiled.

Rear Lobby

Having a uPVC double glazed door leading to the outside, central heating radiator, tiled floor and door leading through to the annex, door to patio and garage.

Annex

18'01" x 11'

Off the rear passage. Fabulous versatile living accommodation. With uPVC double glazed patio doors to the beautiful rear garden, two central heating radiators, laminate floor and two doors, one leading to a large walk in storage area the other to the en suite.

Annex En Suite Shower Room

With shower cubicle housing an electric shower, wash hand basin and low flush w.c. UPVC double glazed window, stylish complimentary tiled walls and central heating radiator.

First Floor

Bathroom

Very generous light and airy room, with three piece suite comprising of a bath with an electric shower over, wash hand basin, uPVC double glazed window to the rear, fully tiled stylish walls and central heating radiator.

Gallery Landing

With feature wood and metal balustrade and doors leading off to bedrooms.

Separate WC

With velux window, low flush w.c., part tiled and with a central heating radiator.

Master Bedroom

14'03" x 13'

A master bedroom with the wow factor with two built in wardrobes and also fitted wardrobes to one wall providing optimum storage, door leading to the en suite shower room, central heating radiator and uPVC double glazed window.

En Suite Shower Room

Having a large shower cubicle housing an electric shower, low flush w.c., wash hand basin, spot lights to the ceiling, part tiled stylish walls, central heating radiator and velux roof light.

Bedroom No. 3

12' x 10'07"

With a uPVC double glazed window to the rear, access to the loft, central heating radiator and built in double wardrobes with light.

Bedroom No. 2

13'02" x 10'07"

With a uPVC double glazed window to the rear, central heating radiator and fitted double wardrobes with sliding doors.

Outside

Garage

18'5" x 8'11"

With lighting, electricity and pedestrian door into the property.

Gardens Front

18'5" x 8'11"

The front is part laid to lawn and very well maintained with large driveway providing ample parking leading to the garage and with access to both sides .

Gardens Rear

****SOUTH FACING****Having a large slabbed patio area for entertaining, raised lawn area, mature plants and trees and the greenhouse is included in the sale.

