



## 43 STANLEY ROAD MANSFIELD

£925 Per

This modern three-bedroom home is finished to a high standard throughout and offers a large enclosed rear garden, all within easy reach of local amenities. Virtual tour available!



- High standard throughout • Brand new flooring in kitchen and dining room • Neutral throughout • Modern bathroom

## Living Room

A bright and well-proportioned living room featuring a large bay window that fills the space with natural light. The room has high ceilings with decorative cornicing and a central ceiling rose, adding a touch of character. Neutral walls and a deep grey carpet create a fresh and inviting atmosphere, perfect for relaxation or entertaining.

## Dining Room

The dining room features brand-new grey carpet, a large radiator, and a chrome curtain pole, creating a modern and stylish space.

## Kitchen

A modern kitchen fitted with white cabinetry and wood-effect worktops, complemented by grey tiled splashbacks. The kitchen benefits from a practical layout with built-in appliances including a gas hob, oven and extractor hood. A window above the stainless steel sink brings in natural light, while the herringbone-patterned vinyl flooring adds a contemporary touch.

## Bedroom 1

This spacious front double bedroom offers ample natural light from a large window with chrome curtain pole. The neutral décor and grey carpeting.

## Bathroom

The bathroom is fitted with a white suite comprising a bath with an overhead shower, a pedestal basin, WC and mirrored storage unit. Large neutral tiles line the walls around the bath and there is a window allowing natural light to brighten the space. A modern black heated towel rail completes this clean and functional bathroom.

## Bedroom 2

A smaller double bedroom to the rear of the property includes grey carpet and chrome curtain pole.

## Bedroom 3

A smaller bedroom with a large window offering views over the garden. The room is neutrally decorated and carpeted in grey, making it suitable as a single bedroom or a study depending on your needs.

## Entrance Hallway

A long, narrow passageway with exposed brick walls painted white and a dark tiled floor, providing access to the front and rear of the property. This practical space is ideal for storage.

## Exterior

The property offers a good-sized rear garden which is split onto 2 levels. The majority of the garden is grass with fenced boundaries, offering a private and secure outdoor space. The top of the garden is a paved patio area provides a pleasant spot for outdoor seating and entertaining. To the front of the property there is a brick fence which offers a good spot to store bins. Permit street parking is available. The council must be contacted directly to obtain a permit.

## Location

The property is ideally located on a quiet street behind Sainsbury's, Odeon, Nando's, and a range of other amenities. It is approximately 0.5 miles from Mansfield train station and just a short walk from a local bus stop, offering excellent transport links.

## Relevant information

The property benefits from a large basement accessed via



- Large sized enclosed rear garden • 2 double sized bedrooms • Council tax band = A • Located on a quiet street close to amenities • Virtual tour available

stairs. The basement is fitted with lighting and power but is not a habitable room, making it ideal for storage.

Electricity and gas supply: Mains connection.

Water and sewerage status: Mains connection.

Heating and hot water status: Gas central heating. Hot water from gas boiler.

Broadband and mobile phone coverage: see checker.ofcom.org.uk.

Flood risk in this location: Surface water = Low.

River/Sea = Very low

Flood risk from Groundwater = This location is outside of a groundwater flood alert area.

Flooding from reservoirs = unlikely in this area.

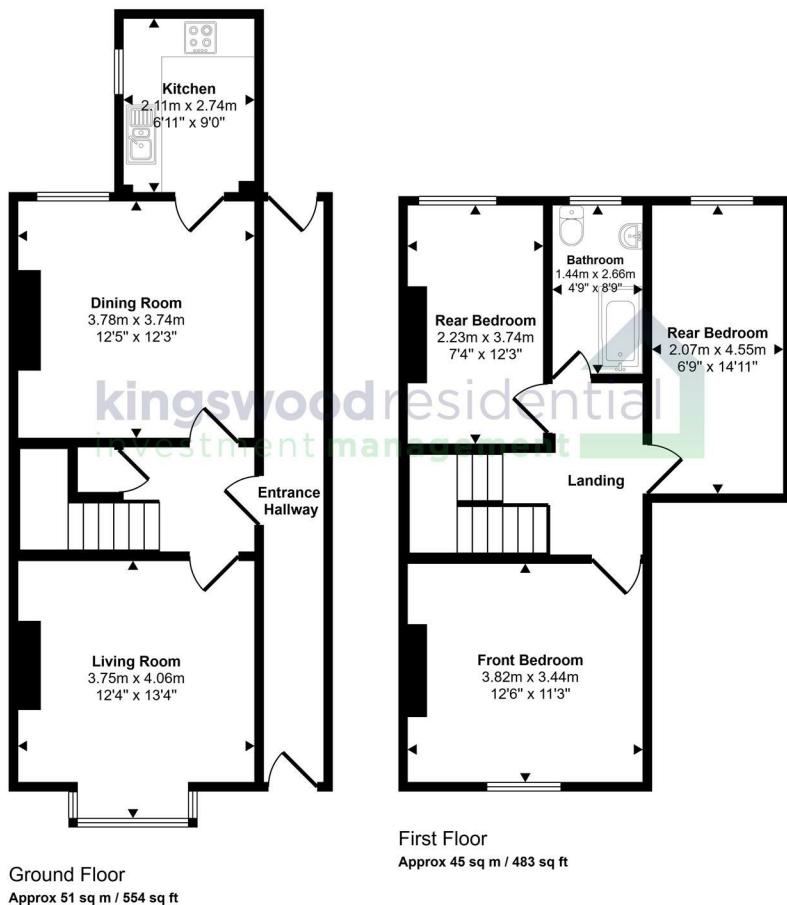
Coal mining area location: located on the coalfield.

Any planning permission in the area:

<http://planning.mansfield.gov.uk/online-applications/>



Approx Gross Internal Area  
96 sq m / 1037 sq ft



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**EPC Rating: D** **Council Tax Band: A**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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