



170 Leeming Lane South, Mansfield Woodhouse

Offers Over £100,000 Freehold

TWO BEDROOM MID-TERRACED PROPERTY • INVESTMENT OPPORTUNITY SOLD WITH SITTING TENANTS • LOUNGE & KITCHEN, EPC RATING : D • SITUATED CLOSE TO LOCAL AMENITIES, BUS SERVICES AND SCHOOLS • NO UPWARD CHAIN, VIEWING RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email: enquiries@johnsankey.com

John Sankey





How To Find The Property

Take the Woodhouse Road A60 out of Mansfield continuing onto Leeming Lane South. The property is located on your right hand side, clearly marked by one of our sign boards.

Lounge

The home opens directly into a welcoming lounge area, featuring a UPVC double glazed window overlooking the front of the property. This space includes fitted storage, a central heating radiator, and multiple power points—offering both comfort and practicality.

Kitchen

The kitchen is fitted with a range of wall and base units and includes a sink and understairs storage for added practicality. There is space for appliances, and a UPVC double glazed window provides natural light. The room also features a central heating radiator, power points, and a UPVC door granting access to the rear garden.

First Floor

Bedroom No 1

This generously sized double bedroom features built-in storage, a UPVC double glazed window offering natural light, a central heating radiator, and power points.

Bathroom

The bathroom includes a low flush WC, a pedestal sink, and a bath. A UPVC double glazed window faces the rear and there is also a central heating radiator.

Second Floor

Bedroom No 2

This second double bedroom benefits from a skylight, allowing natural light to brighten the space. It also includes a UPVC double glazed window, central heating radiator and power points.

Outside

To the front, the home is elevated from the roadside and features a small garden and patio area, adding charm and a welcoming entrance. To the rear, a patio area just outside the kitchen offers an ideal space for relaxing or entertaining. The remainder of the garden is significantly raised, offering great potential for renovation and personalisation to suit your needs.

Additional Information

Tenure: Freehold Council Tax Band: A Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.





These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.



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