



PARLIAMENT ROAD | | MANSFIELD | NG19 6EX

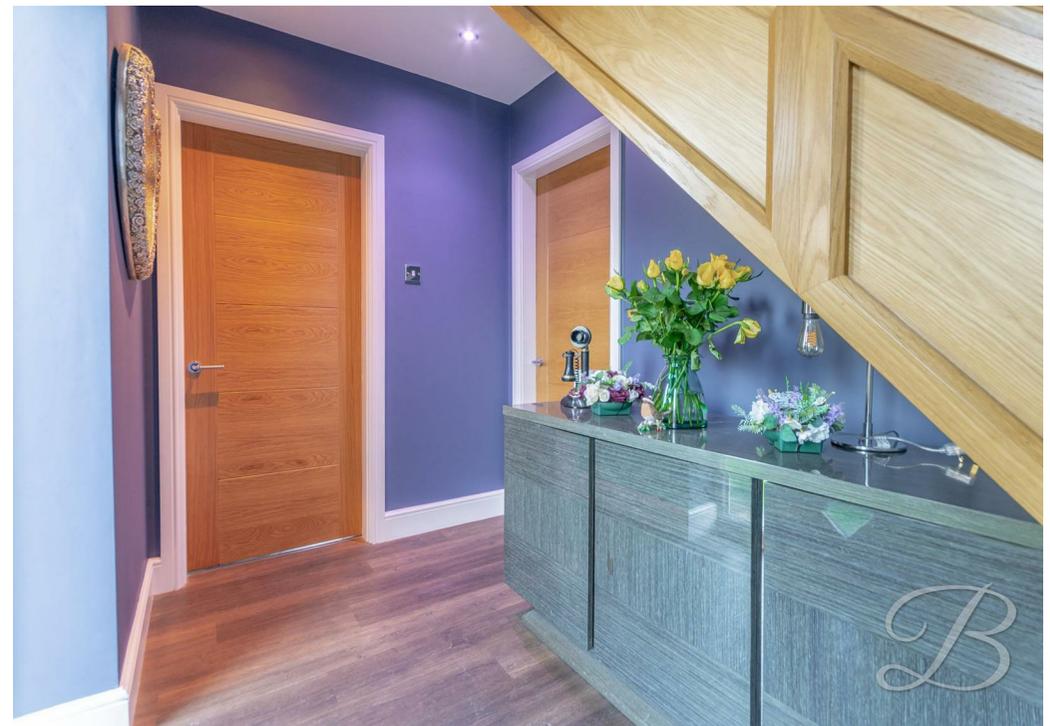
**BuckleyBrown**  
ESTATE AGENTS

FULL OF STYLE AND CHARM!.. This utterly splendid three/four bedroom detached property is particularly impressive, benefitting from a beautifully presented internal layout and most wonderful gardens you are guaranteed to fall in love with! The location is great too, being positioned within close proximity to fabulous shops, amenities and the town centre! This home will be sure to keep you smiling...

This delightful home has been kept to a fantastic standard throughout and is a true credit to its current owners. Stepping inside, you'll immediately get a feel of the abundance of space on offer. Starting with the hub of this home, the lounge! This space is complemented perfectly by carpeted flooring and a long burner as the main feature, flooding this room with that important warm and homely feel. From here you'll be able to gain access to the versatile sitting room that presents an excellent spot for dinner parties or perhaps a quiet evening on the sofa! The kitchen is just as impressive and features a range of beautiful shaker style wall and base units to utilise, along with space for all essential appliances. This room is excellent for showing off your cooking skills! If that's not enough, you'll also find integrated appliances and a stunning skylight finishing this room perfectly. In addition, there is a spacious and modern shower room, together with a bedroom just next door.

There are two additional bedrooms on the first floor, both of which have been kept to an excellent standard with plenty of flexibility. You'll also find a wonderfully presented bathroom complete with a suite in white!

The outside space complements the home beautifully with a tiered rear garden with patio seating areas and fence surround, ideal for BBQ season! To the front is an attractive, landscaped driveway providing instant kerb appeal. In-turn leading to an integral garage for additional storage and a handy car charging point.





#### Sitting Room 9'11" x 14'11"

With a central heating radiator, laminate flooring, down lights, window to the front and rear elevation.

#### Kitchen 7'7" x 18'7"

Complete with beautiful shaker style wall and base units, work surface, splash back, ceramic hob, extractor fan, inset sink with a mixer tap above, integrated microwave, oven and fridge freezer. Together with down lights, skylight, window to the front elevation and a door leading out to the garden.

#### Lounge 11'10" x 14'11"

With carpet to flooring, central heating radiator, down lights, electric log burner and window to the side elevation.

#### Bedroom Three 8'4" x 8'5"

With carpet to flooring, central heating radiator and a window to the rear elevation.

#### Shower Room 5'1" x 8'4"

Fitted with a walk-in shower, low flush WC, wash hand basin, vanity storage, chrome heated towel rail, extractor fan, down lights and an opaque window to the rear elevation.

#### Landing

With carpet to flooring, velux window, cupboard for additional storage and access to;

#### Bedroom Two 9'10" x 10'0"

With carpet to flooring, central heating radiator and window to the side elevation.



#### Bedroom One 9'6" x 12'0"

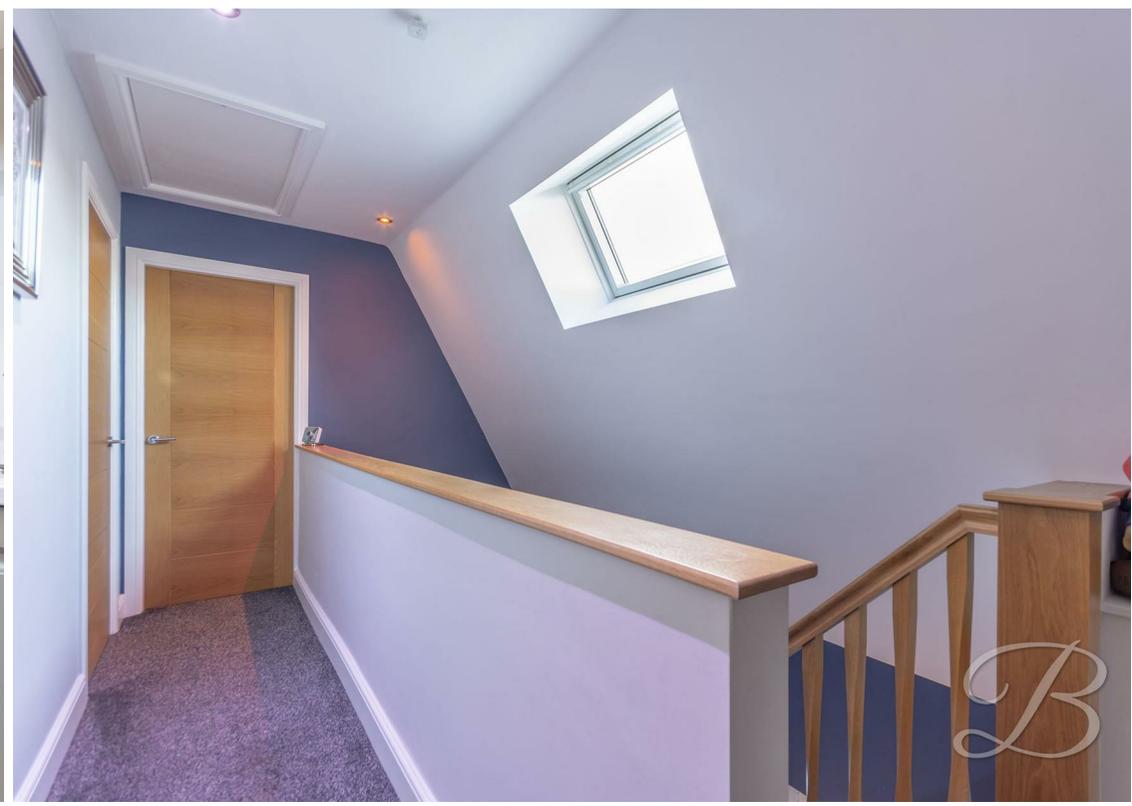
With carpet to flooring, central heating radiator and fitted wardrobes.

#### Bathroom 5'7" x 10'0"

Complete with a panelled bath, overhead shower, wash hand basin with vanity storage, floor tiling, central heating radiator and a velux window.

#### Outside

With a spacious driveway finished to an excellent standard, offering off-road parking, electric car charging point, and integral garage. With a low maintenance rear garden which has been wonderfully landscaped with patio seating area and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>83</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>57</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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