



WESTFIELD LANE | MANSFIELD | NG19 6ES

BuckleyBrown
ESTATE AGENTS

YOUR NEW HOME!.. Standing proud on a lovely plot is this fabulous two-bedroom detached dormer bungalow that will certainly impress upon first glance! Boasting a wonderfully kept and practical internal layout, this property is positioned in a convenient area of town with great nearby shops and amenities, and a bus stop just outside for convenience. This really is an excellent find so what are you waiting for?

Entrance Hall

With fitted carpets, storage cupboard/cloakroom, stairs leading up to the first floor and access into;

Living Room 11'8" x 19'7"

With fitted carpets, feature fireplace, central heating radiator, windows to the front and rear elevation and access into the conservatory.

Kitchen 16'4" x 11'8"

Complete with a range of high-gloss wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated double oven, gas hob with extractor fan above, space and plumbing for a washing machine, space for a fridge-freezer, ample dining space, cupboard currently housing a tumble dryer, central heating radiator, window to the rear elevation and access into the conservatory.

Conservatory 17'1" x 9'10"

With windows overlooking the rear garden, skylight windows and patio doors leading outside.

Shower Room 6'9" x 7'4"

Complete with a walk-in shower cubicle, low flush WC, vanity hand wash basin, chrome heated towel rail and opaque window to the side elevation.

Landing

With fitted carpets, central heating radiator, window to the front elevation and access into;

Bedroom One 10'5" x 13'8"

With fitted carpets, central heating radiator and window to the front elevation.

Bedroom Two 9'9" x 13'8"

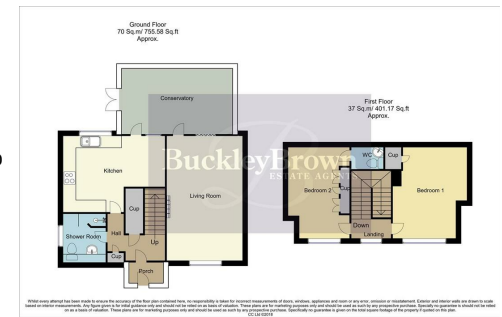
With fitted carpets, central heating radiator and window to the front elevation.

WC

Complete with a low flush WC and hand wash basin.

Outside

Featuring a beautifully landscaped garden to the rear with patio seating area, artificial lawn, paving with pergola, a stunning display of surrounding shrubs and trees and a fence surround for additional privacy. To the front of the property is a private drive and garage, allowing space for handy off-road parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		73	86
England & Wales		EU Directive 2002/91/EC	

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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.

