



BUTT LANE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9JS

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ESTATE AGENTS

UNLOCK THE DOOR!.. And step inside this excellent four-bedroom detached bungalow, positioned on a fantastic plot within the highly popular area of Mansfield Woodhouse. Boasting a spacious and well-presented interior, this property is a truly fantastic find, and within close proximity to excellent shops, amenities and local parks.

Upon entry, you will be welcomed to a spacious living room, complete with a feature fireplace that lends itself perfectly to cosy nights in. There's ample room to place furnishings and homely touches, and the dual aspect windows allow a wealth of natural light to flow through the space nicely. Next door is the kitchen that is complete with a range of modern units, along with space for all essential appliances, and ample worktop space to enjoy cooking up tasty meals. From here you are lead nicely into the conservatory that acts as a terrific additional space to relax, and offers access out to the rear garden. There's also a handy utility room/WC.

Moving further, you will find four excellent bedrooms, all of which have been kept to a high standard throughout. The first two bedrooms benefit from their own fitted wardrobe units with drawers, whilst the fourth is currently being utilised wonderfully as a dining room, providing you with versatile accommodation. The modern shower room is complete with a three piece suite, including a spacious corner shower unit, and you'll also find an additional WC next door.

Heading outside, you will be pleased to find a lovely rear garden with a well-maintained lawn, spacious storage shed, and steps leading down to a concrete seating area. Not to mention a range of surrounding mature shrubs and trees, perfect for spending quality time in the outdoors. The front of the property also benefits from a lovely frontage, alongside a private driveway that allows space for ample off-road parking. Furthermore, there's a handy garage ideal for secure storage.





Entrance Hall

With two central heating radiators, storage cupboard, and access into;

Living Room 11'11" x 21'9"

With fitted carpets, feature fireplace, three central heating radiators and dual aspect windows to the front and rear elevation.

Kitchen 9'10" x 18'2"

Complete with a matching range of wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated eye-level double oven, gas hob with extractor fan above, space and plumbing for a dishwasher and under cupboard fridge, ample worktop space, tiled flooring, underfloor heating,

window to the rear elevation, and access into;

Conservatory 18'6" x 6'7"

With windows overlooking the rear garden, and three sets of doors leading outside.

Utility/WC

Complete with a range of matching storage units, space and plumbing for a washing machine, low flush WC, hand wash basin, central heating radiator, and opaque window to the side elevation.

Bedroom One 14'11" x 11'4"

With fitted carpets, fitted over bed wardrobe unit with drawers, central heating radiator and window to the front elevation.



Bedroom Two 14'11" x 9'8"

With fitted carpets, fitted over bed wardrobe unit with drawers, central heating radiator, and window to the side elevation.

Bedroom Three 11'5" x 8'1"

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

Bedroom Four 11'10" x 9'4"

With fitted carpets, central heating radiator and window to the rear elevation. Currently utilised as a dining room.

Shower Room 7'4" x 8'1"

Complete with a fitted corner walk-in shower unit, low flush WC, hand wash basin, full-height tiling, downlights, and opaque window to the front elevation.

WC

Complete with a low flush WC, hand wash basin and opaque window to the side elevation.

Outside

Featuring a well-sized garden to the rear with a well-maintained lawn, spacious storage shed, steps leading down to a concrete area, and mature surrounding shrubs and trees. To the front of the property is a lovely frontage, alongside a private driveway and integral garage (2.71 x 6.65), allowing space for off-road parking and secure storage.



Ground Floor
155 Sq.MT/ 1668.41 Sq.FT
Approx.



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) A			80
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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