



Offers Over £240,000

SHEEPBRIDGE LANE | | MANSFIELD | NG18 5EA

**BuckleyBrown**  
ESTATE AGENTS

ONE TO GET EXCITED ABOUT!... By the time you've read this write up someone would have already booked a viewing in so you've got to quick with this one!...

This three bedroom semi-detached home has been decorated to an amazing standard throughout, boasts a brand new boiler and is a credit to its current owners! The first thing that will catch your eye as you walk through the entrance hallway is how light and airy the space is, boasting neutrally decorated walls and modern decor that is in-keeping with current trends you will immediately feel at home at Sheepbridge Lane! The bay fronted lounge is one of my favourite rooms as it has a real homely feel to it with a multi-fuel burner making a great feature of this room. Moving on from here you will find an equally as impressive reception room which provides a versatile space for you to sit back and relax with double doors leading outside and allowing for ample natural light to flood through. Now let's head further into the kitchen which will tick all of your boxes too! Beautifully presented with a range of modern units and cabinets, this room would work brilliant for any growing family as it boasts ample dining space and has the added benefit of double doors leading out onto the garden. Want to be impressed even further? Let's head upstairs!

On the first floor you will find three bedrooms, all presented to a fantastic standard and there is a stunning shower room just off the landing which has been complemented very well with modern fixtures and fittings. Not only that, the current owners have recently discovered a spacious fully boarded loft with wiring! What a bonus!

Outside will continue to impress with a driveway to the side allowing for ample off-street parking and the rear garden features a neat lawn with planted borders and brick wall surround offering a degree of privacy and a paved patio seating area. I know where I want to be next Summer... This home could be yours, so call now to arrange a viewing!



## Entrance Hallway

With access to;

## Living Room 12'11" x 11'3"

With bay window to the front elevation, multi-fuel burner and newly fitted carpets

## Dining Room 11'8" x 12'10"

With double doors leading outside

## Kitchen/Diner 11'10" x 16'9"

With two windows to the side elevation and double doors leading outside

## Landing

With access to;

## Loft

Spacious fully boarded loft with wiring, along with a positive input ventilation system has been installed

## Bedroom One 18'0" x 11'3"

With carpet to flooring, central heating radiator and three windows to the front elevation allowing for ample natural light to flood through

## Bedroom Two 11'8" x 12'11"

With carpet to flooring, central heating

radiator, newly fitted carpets and a window to the rear elevation

## Bedroom Three 11'10" x 10'3"

With carpet to flooring, central heating radiator, newly fitted carpets and a window to the rear elevation

## Shower Room 8'7" x 9'1"

Complete with enclosed double shower, low flush WC, wash hand basin, cast iron radiator and window to the side elevation

## Outside

There is a driveway to the side allowing for ample off-street parking and the rear garden features a neat lawn with planted borders and brick wall surround offering a degree of privacy and a paved patio seating area



**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>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	61	75
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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