



ST. LEONARDS WAY | FOREST TOWN | MANSFIELD | NG19 0GX



THE SEARCH IS OVER!!.. Welcoming to the market this excellent three-bedroom family home, located in the sought-after and quiet area of Forest Town, and nearby to a wealth of handy shops and amenities, including schools, a library, a vet, bus routes and the train station. The property has been kept to a beautiful standard throughout, with a lovely internal layout that will instantly impress upon viewing. Modern and spacious throughout, this is the perfect find for first-time buyers or growing families, and benefits from excellent nearby parks and green spaces within walking distance!

The ground floor welcomes you to a lovely kitchen that is equipped with a range of matching units to utilise, along with space for all essential appliances, making the cooking and cleaning a breeze. Step into the living/dining room where you'll find a beautiful, bright and airy space for relaxing. The space has been tastefully decorated, and offers plenty of space for furnishings and homely touches, along with a spacious storage cupboard for added convenience. From here, you are lead nicely into the conservatory, a versatile space that can be utilised year-round with both air-con and a heater, along with easy access out to the rear garden. Completing the floor is a handy WC.

The first floor hosts three well-appointed bedrooms, all of which have been kept to a high standard throughout and with plenty of versatility to add your own stamp. The family bathroom can also be found just off the landing and comprises of a modern suite in white where you can enjoy unwinding after a long day.

Heading outside, you will be pleased to find a low-maintenance garden that features a patio seating area and lawn, along with a handy storage shed and impressive summer house where you can enjoy spending quality time with friends and family. The front of the property will also impress, boasting a spacious driveway and car port that allows space for ample off-road parking.





#### Entrance Hall

With laminate flooring, central heating radiator, stairs leading up to the first floor, and access into;

#### Kitchen 8'7" x 9'8"

Complete with a range of matching wall and base units with worktop over, inset sink and drainer with mixer tap, integrated oven, gas hob with extractor fan above, space and plumbing for a washing machine, space for a full-size fridge-freezer, central heating radiator, tiled flooring, and window to the front elevation.

#### Living/Dining Room 6'10" x 12'2"/6'11" x 16'2"

Spacious with laminate flooring, storage cupboard, two central heating radiators, window to the rear elevation, and patio doors leading into;

#### Conservatory 11'10" x 12'8"

With both a fitted heater and air-con, surrounding windows, and patio doors that lead out to the rear garden,

#### WC

Complete with a low flush WC, hand wash basin, central heating radiator, and opaque window to the front elevation.

#### Landing

With fitted carpets, airing cupboard, and access into;

#### Bedroom One 8'5" x 12'7"

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

#### Bedroom Two 8'5" x 10'11"

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

#### Bedroom Three 6'1" x 7'8"

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

#### Bathroom 5'11" x 6'1"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin, full-height tiling, and opaque window to the front elevation.

#### Outside

Featuring a low-maintenance garden to the rear with a patio seating area, lawn, storage shed and summer house. There's also a surrounding fence for additional privacy. To the front of the property is a wonderful driveway and car port, allowing ample off-road parking space.



Ground Floor:  
53Sq.MT/570.48Sq.FT  
Approx.

First Floor:  
38Sq.MT/409.03Sq.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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**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>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

ST. LEONARDS WAY  
FOREST TOWN  
MANSFIELD  
NG19 0GX



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



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.