



£195,000 Freehold

PLOT 29, FAIRWAY FOREST VIEW, SANDY LANE | | MANSFIELD | NG18 2LS

BuckleyBrown
ESTATE AGENTS

WELCOME TO THE FAIRWAY!.. Nestled within the picturesque town of Mansfield, The Fairway is an exceptional new build property, offering contemporary and comfortable accommodation throughout that is conveniently located approximately 20 minutes away from the M1. Mansfield boasts unique charm, resting on the cusp of the historic Sherwood Forest, and with a wealth of local shops and amenities on your doorstep, along with easy access to the town centre.

The Fairway welcomes you into a bright and inviting lounge, where natural light pours in through the French doors, leading out to a charming garden. This open and airy space is perfect for relaxation and entertaining, creating a seamless connection between the indoors and outdoors. The ground floor also features a modern kitchen, equipped with a range of high gloss units that combine style and functionality. A convenient downstairs cloakroom further enhances the convenience of the ground floor space.

Heading up to the first floor, you'll discover three stunning bedrooms, each thoughtfully designed for comfort and style, with the principal bedroom boasting a terrific en-suite shower room with luxurious tiling. In addition, there's a well-appointed family bathroom where family can unwind after a long day.

The rear garden offers a low-maintenance space designed for convenience and enjoyment. There's a patio area and lush lawn, enclosed by a surrounding fence that ensures privacy. To the front of the property, you'll find off-road parking space, ensuring that every day starts and ends with ease.

Whether you're spending quality time in your new home, or venturing out to explore the local area, The Fairway provides an ideal place to call home.





Entrance Hall

With fitted carpets, central heating radiator, stairs leading up to the first floor, window to the front elevation, and access into;

Kitchen 13'10" x 8'0"

Complete with a stunning range of modern high gloss wall and base units in white with complementary worktop over, inset sink and drainer with mixer tap, integrated electric oven with gas hob and stainless steel extractor fan above, space and plumbing for a washing machine, space for a full-size fridge-freezer, central heating radiator, downlights, and window to the front elevation.

Lounge/Diner 15'6" x 13'0"

With fitted carpets, central heating

radiator, window to the rear elevation, and French doors leading out to the rear garden.

WC 3'1" x 9'0"

Complete with a low flush WC, hand wash basin and central heating radiator.

Landing

With fitted carpets, storage cupboard, central heating radiator, and access into;

Master Bedroom 12'11" x 9'0"

With fitted carpets, central heating radiator, window to the rear elevation, and access into a private en-suite facility.

En-Suite 7'3" x 4'5"

Complete with a walk-in shower cubicle, low flush WC and hand wash basin.



Bedroom Two 10'11" x 9'0"

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

Bedroom Three 8'4" x 6'0"

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

Bathroom 8'4" x 5'5"

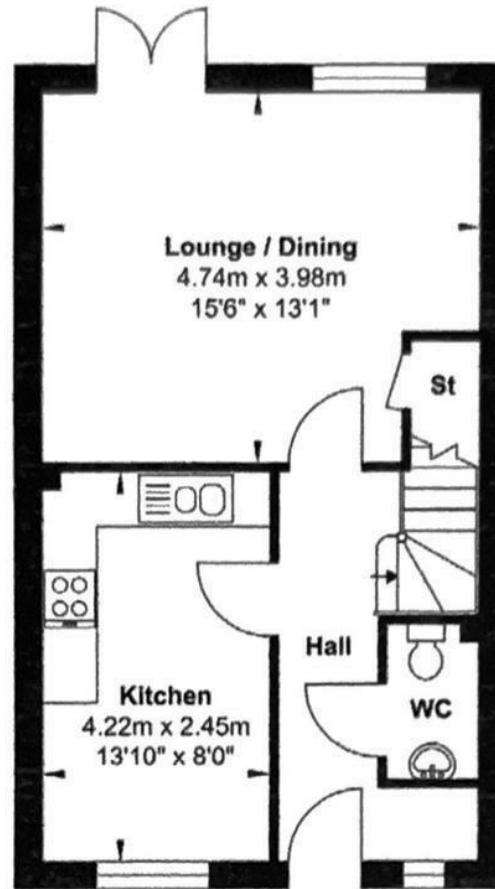
Complete with a panelled bath with shower attachment, low flush WC, hand wash basin, downlights, and an opaque window to the front elevation.

Outside

Featuring a low-maintenance garden to the rear with a patio, lawn, and fence surround for additional privacy. There is also off-road parking space to the front of the property.



Ground Floor



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			
(81-91) B			
(69-80) C			
(55-68) D			
(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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