



KINGS LODGE DRIVE | | MANSFIELD | NG18 5GZ

**BuckleyBrown**  
ESTATE AGENTS

**\*\*PRICE GUIDE - £400,000 - £425,000\*\*** HERE IT IS!... There is definitely more than meets the eye in this wonderful four-bedroom detached house standing beautifully with a well-maintained driveway! Offering private off-street parking and located within the convenient area of Mansfield, local shops and amenities are only a short journey away!

The first floor accommodation boasts a fabulous living room with the addition of an electric fan heater giving a warm and inviting feel. Just around the corner sits an open-plan office space with double sliding doors onto the garden. Through the stylish kitchen with a traditional twist, you will find a stunning range of units and cabinets with an inset sink and worktop space for all those kitchen appliances, including an island with an integrated dishwasher installed. You will have everything you need to cook meals for the family! The first floor includes the added extras of a WC and a play room.

Now that you've seen all the first floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to four well-sized bedrooms, the master fitted with an ensuite, all offering space and flexibility to add your own stamp. The modern family bathroom includes a panel bath and hand basin, with a low flush WC.

The outside space complements the property perfectly and presents a well-maintained and private rear garden with a patio seating area and well-maintained lawn. There is also a private driveway to the front of the property, providing space for handy off-road parking, along with a garage for added convenience. Call today to arrange a viewing!





#### Hall

With access to;

#### Kitchen/Dining Room 15'10" x 14'0"

A range of cabinets and units with work surface over and traditional beams, including an island and tiled flooring.

#### Utility

With space for additional appliances.

#### Living Room 11'9" x 13'9"

With a feature fireplace, window to front elevation and open plan access to;

#### Office

Ample office with sliding double doors leading onto the garden.

#### Play Room

With window to side elevation.

#### WC

With a low flush WC and hand wash basin.

#### Landing

With access to;

#### Bedroom One 11'9" x 13'9"

With carpeted flooring, window to side elevation with a private ensuite.

#### Bedroom Two 6'5" x 10'8"

Including carpeted flooring and window to front and rear elevation.



#### Bedroom Three 8'2" x 8'11"

With carpeted flooring and window to rear elevation.

#### Bedroom Four

With carpeted flooring, a storage cupboard and window to rear elevation.

#### En Suite

With a shower cubicle, low flush WC and a hand wash basin.

#### Bathroom 5'4" 8'11"

With a panel bath, hand wash basin and low flush WC.

#### Garage 9'4" x 24'11"

With space for ample storage.





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) <b>A</b>			<b>81</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	

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