



Price Guide £320,000

WESTFIELD LANE | | MANSFIELD | NG19 6ES

BuckleyBrown
ESTATE AGENTS

****PRICE GUIDE £320,000 - £330,000****

YOUR NEW HOME!.. Standing proud on a lovely plot is this fabulous three-bedroom detached house that will certainly impress upon first glance! Boasting a wonderfully kept and practical internal layout, perfect for families. This really is an excellent find so what are you waiting for? Let's head inside..

You will feel at home from the moment you step inside this beautiful property, where you'll find well-maintained and spacious accommodation throughout. The open living/dinning space provides a great space to relax and put your feet up, and allows for extra seating which is perfect for having the whole family round. Next is the kitchen that is equally as impressive and benefits from a modern range of units and cabinets, along with space for all essential appliances and ample cooking space. The open area sitting room leads off from here nicely. Here you'll find an excellent, bright and airy space to enjoy reading or catching up with friends, and this benefits from beautiful surround window and patio doors onto the garden/patio area.

The first floor welcomes you to three excellent sized bedrooms, all of which have been kept to a high standard throughout with plenty of space and flexibility to add your own style. This floor is complete with a modern finished shower room.

You will only be further impressed as you step out to the beautiful garden where you'll find a spacious patio seating area, well maintained lawn, beautiful surrounding plants and a surrounding fence for additional privacy. And if that's not enough, the front of the property benefits from a private driveway and garage that allows space for handy off-road parking.





Porch

Leading into;

Entrance hallway

There is a cupboard for additional storage, with access to;

Living room 11'6" x 22'11"

With bay window to the front elevation and an additional window to the side elevation.

Kitchen 10'9" x 15'6"

Complete with matching cabinets, inset sink and drainer and integrated appliances. With window to the side elevation and access to;

Utility

With two windows to the side elevation. There is also. space and plumbing for

fridge/freezer, washing machine and/or tumble dryer.

Sitting room 7'4" x 12'11"

Fitted with surrounding windows over looking the garden. With patio doors to the rear elevation and a single door to the side elevation. Leading access to downstairs wc.

WC

With window to the side elevation.

Landing

With leading access to;

Bedroom one 11'6" x 11'10"

With windows to both the front and side elevations.

Bedroom two 10'8" x 11'9"

With window to the front elevation.

Bedroom three 7'8" x 8'3"

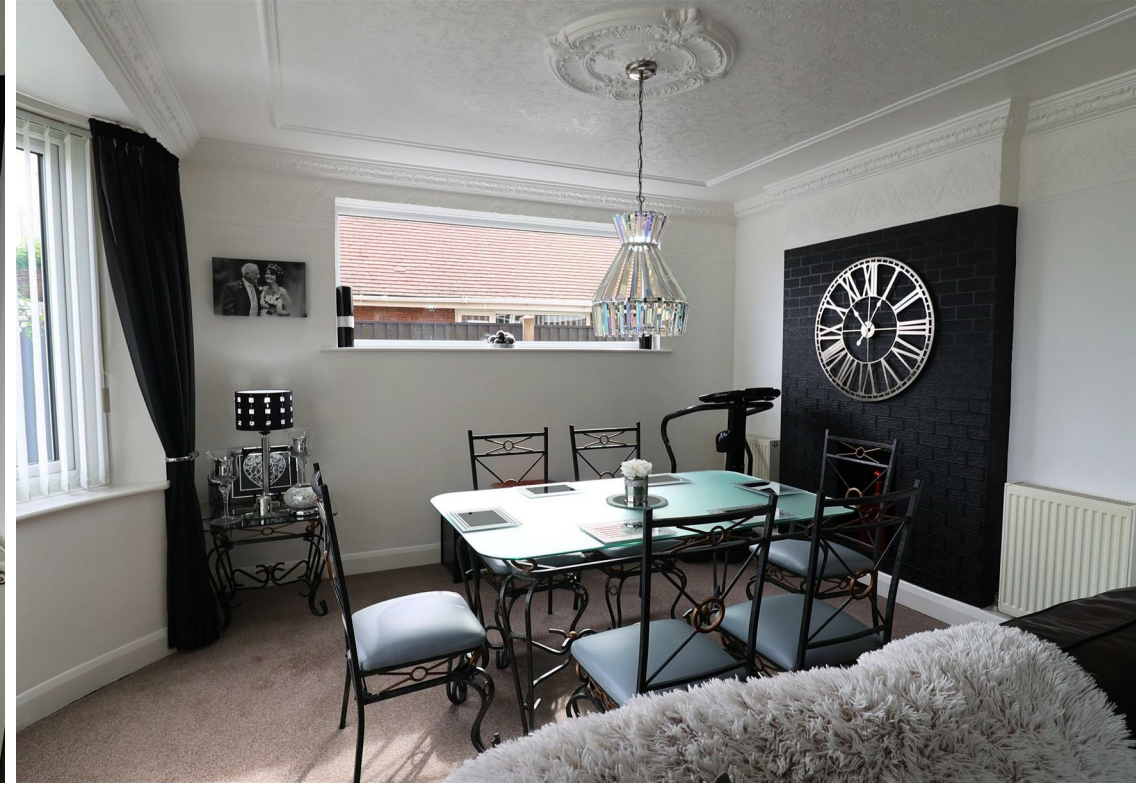
With window to the rear elevation.

Shower room 5'1" x 6'6"

Complete with

Outside

With access to driveway to allow for off road parking at the front elevation and a garage. To the rear you will find a beautifully presented garden which is a credit to its current owners. Mainly laid to lawn with mature planted borders. There is also a raised decked seating area with wooden pergola and additional paved seating area.





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 of 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			
(81-91) B		87	90
(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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