

Asking Price £320,000

WESTFIELD LANE I I MANSFIELD I NG19 6ES



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.

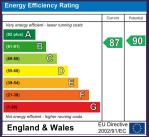














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