



Offers Over £107,500 Freehold

60 BROXTOWE DRIVE | | MANSFIELD | NG18 2JE

**BuckleyBrown**  
ESTATE AGENTS

YOU WILL LOVE THIS!.. Lovely two bedroom home which is located in a convenient part of Mansfield, close to local shops, amenities, schools and the town centre! This home is perfect for any first time buyer or couple looking for a home they can call their own...

The ground floor accommodation benefits from two well-sized reception rooms, both of which can be used to your advantage. One of the rooms benefits from a bay window to the front and will make a fantastic living room, whilst the other is filled with natural light and can be utilised as a dining space, second lounge, or home office depending on your needs! Moving on further you will find an attractive kitchen which benefits from dual aspect windows to the front and rear, with a range of cabinet space to utilise, along with access to the rear garden for added convenience.

Heading upstairs, you will be welcomed by two double bedrooms, both of which offer plenty of flexibility for you to add your own furnishings and homely touches. You'll also find the bathroom just off the landing and this completes the floor nicely with a three-piece suite.

Outside presents an easy to maintain frontage with on-street parking and well-established garden to the rear with hardstanding seating areas and mature shrubs. There's also a surrounding fence for additional privacy. A terrific setting to make your own and enjoy time out in the sun!

Is this the one for you? Don't miss out! Call our team today and arrange a viewing!





#### Entrance Hall

With staircase leading to the first floor and access to;

#### Living Room 12'11" x 10'2"

With bay window to the front elevation

#### Dining Room

With cupboard for additional storage, dual aspect windows to the side and rear elevation and access leading through to;

#### Kitchen 7'8" x 12'7"

Complete with a range of matching units and cabinetry with work surface over and inset sink and drainer. With dual aspect windows to the side and rear elevation, plus a door leading nicely outside for added convenience

#### Landing

With access to;

#### Bedroom One 12'11" x 10'4"

With window to the front elevation

#### Bedroom Two 8'0" x 11'3"

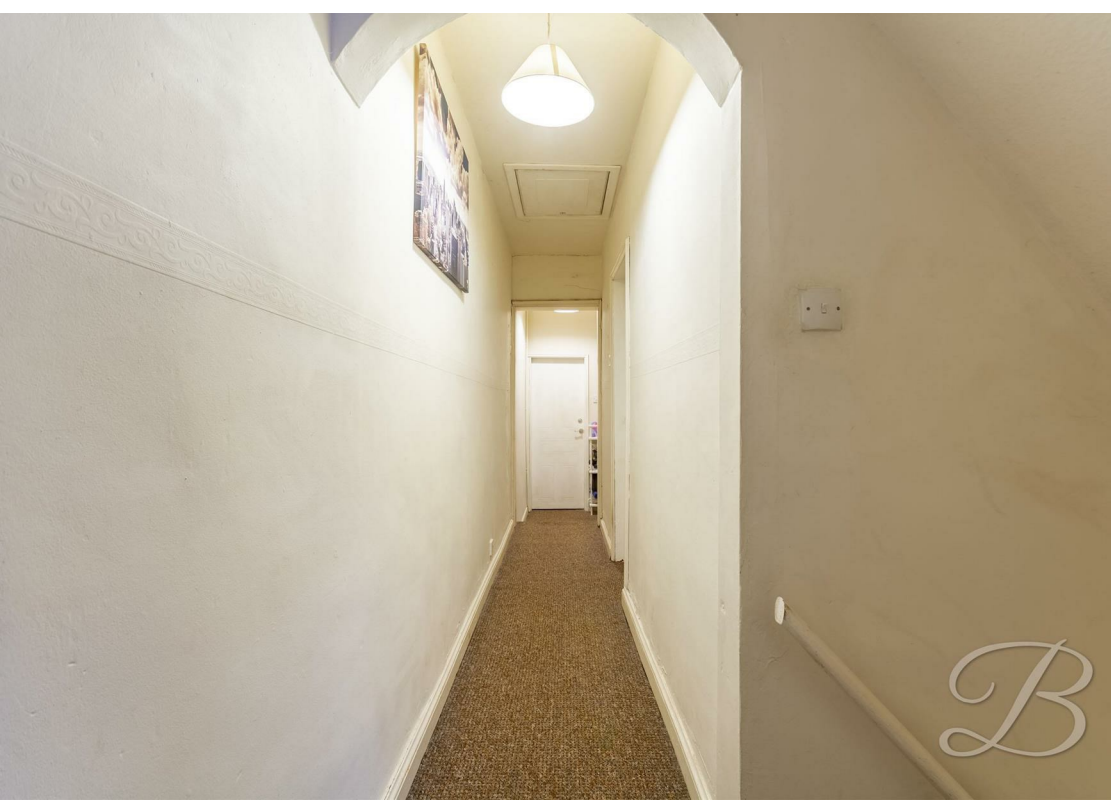
With window to the rear elevation

#### Bathroom 7'10" x 6'11"

Complete with panelled bath, low flush WC, wash hand basin and window to the rear elevation

#### Outside

With easy to maintain gardens to the front and rear elevation. The rear garden is mainly hardstanding with fence surround offering a degree of privacy. There is on-street parking, no permit required





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.  
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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>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>60</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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MANSFIELD  
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