



Price Guide £280,000

EAKRING ROAD | | MANSFIELD | NG18 3ED

BuckleyBrown
ESTATE AGENTS

**** PRICE GUIDE £280,000 - £290,000****

PERFECT FAMILY HOME!... We just know you're going to love this incredible four bedroom property, positioned in a terrific residential location with excellent nearby shops and amenities! Boasting a sizeable and wonderfully presented interior, this detached property is a credit to its current owners who have kept it to an immaculate standard throughout. We simply can't wait to show you around!..

The ground floor accommodation benefits from a beautiful living room where you'll have an abundance of space to really relax and settle down after a long day, with a homely feature fireplace! The kitchen is just next door and equally as impressive with a superb range of matching wall and base units to utilise, along with high quality integrated appliances that make both the cooking and cleaning a simple task! Following through you'll find the dining room which offers a great amount of space here to add your own dining set and you'll also have natural daylight due to the front bay window. Excellent for entertaining guests! Completing the floor is the WC that is sure to come in handy and a utility for added convenience.

The first floor presents you with four beautifully presented bedrooms, each of which is a great size with plenty of flexibility to add your own stamp. The master even benefits from its own stylish ensuite and built in wardrobes for added convenience. Just next door is a versatile office room. You'll also find the family bathroom just off the landing and this is complete with a modern suite. What's not to love?

The only thing left to convince you is the stunning rear garden where you'll find a beautifully maintained lawn and patio area for seating. Perfect for you to enjoy a family BBQ or evening drink. Did we mention there's a driveway to the front of the property with private gates? What more could you ask for!

Don't miss out on this excellent find! Call our team today and book in a viewing!





Porch
With cupboard for additional storage, window to the front and rear elevation and access to;

Hallway
With access to;

Dining Room 10'11" x 10'11"
With bay window to the front elevation and a door leading through to;

Kitchen 5'10" x 16'4"
Complete with a range of matching units and cabinets and plentiful storage space. With two windows to the side elevation, a door leading through to the living room and separate door leading through to;

Utility Room 5'10" x 9'2"
With window to the rear elevation, a door leading to the WC and a separate door leading outside for added convenience

Living Room 8'6" x 12'10"
With feature fireplace with surround

Sitting Room 8'4" x 9'4"
With window to the side elevation and sliding doors leading outside for added convenience

Landing
With window to the side elevation, cupboard for additional storage and access to;

Bedroom One 10'11" x 11'0"
With bay window to the front elevation, built-in wardrobes and access to the shower

Bedroom Two 9'5" x 9'10"
With dual aspect windows to the side and rear elevation



Bedroom Three 7'1" x 9'10"
With window to the rear elevation and built-in wardrobes

Bedroom Four/Office 5'11" x 16'4"
With window to the front elevation

Outside
With gated driveway to the front elevation allowing for ample off-street parking. There is a wonderful garden to the rear which is mainly laid to lawn with fence and hedge surround. There is a garage for additional storage, mature shrubs and trees, a patio seating area at the top and a separate seating area at the bottom of the garden



Ground Floor:
59Sq.MT/635.07Sq.FT
Approx.

First Floor:
57Sq.MT/613.54Sq.FT
Approx.



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) A			81
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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