



Offers Over £125,000

GREASLEY COURT | | MANSFIELD | NG18 4ND



PERFECT FIRST HOME!... If you have been in search of your first home occupying a fantastic plot with a great internal layout to match, then look no further than this three bedroom semi-detached property which is ideally located in a convenient part of Mansfield, close to local amenities.

You'll initially find a wonderful entrance hall which leads all the way through the ground floor and benefits from a storage cupboard and handy WC leading directly off, which is sure to come in useful when guests are over to visit! To the front you'll find a lovely lounge which is of a brilliant size and features a fireplace with surround which creates a lovely focal point. Moving further you will find a fantastic kitchen, fitted with a range of matching units and cabinetry and inset sink and drainer. With window to the rear elevation and there are three cupboards for additional storage. From the hallway, you will also find a door leading nicely outside out onto the garden for added convenience.

The first floor hosts the three well-proportioned bedrooms with the third bedroom having the added benefit of a built-in wardrobe. Furthermore, you will find a spacious bathroom just the landing.

The outside space offers tons of potential, with an excellent plot to the rear with a neat lawn and fence surround offering a degree of privacy. There is also a shed for additional storage and a hardstanding seating area, which will make the perfect barbecue spot into the Summer!

Don't miss out and call our team today to arrange a viewing!





#### Entrance Hallway

With staircase leading to the first floor, cupboard for additional storage and access to;

#### WC

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

#### Living Room 11'9" x 12'9"

With feature fireplace, window to the front elevation and there is an opening leading into;

#### Kitchen/Dining Room 11'9" x 12'9"

Complete with a range of matching units and cabinetry and work

surface over. With cupboards for additional storage and there is a window to the rear elevation

#### Landing 6'0" x 7'2"

With cupboard for additional storage and access to;

#### Bedroom One 9'5" x 12'11"

With window to the front elevation

#### Bedroom Two 9'1" x 12'7"

With window to the rear elevation

#### Bedroom Three 7'10" x 8'2"

With wardrobe and window to the front elevation

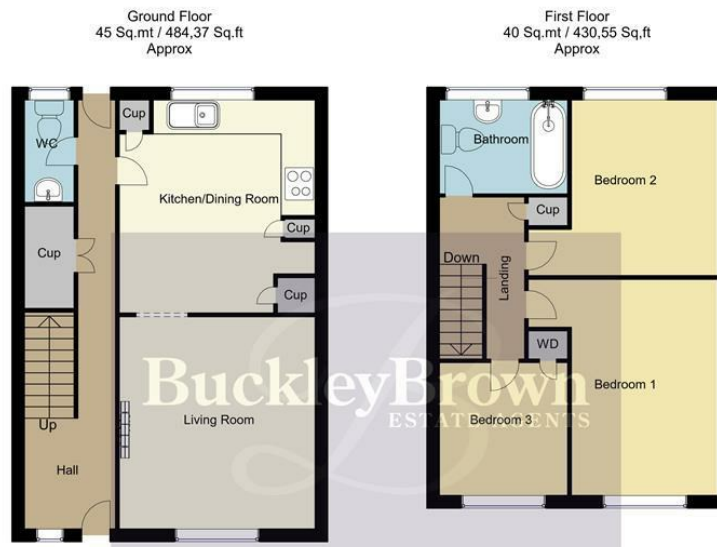
#### Bathroom 8'4" x 5'10"

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

#### Outside

With a lawned frontage and pathway leading to the front door. The rear garden is mainly laid to lawn with fence surround offering a degree of privacy. With a hardstanding seating area and shed for additional 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) A			86
(81-91) B		70	
(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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COURT | | MANSFIELD |  
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