



£180,000

BELLE VUE LANE | BLIDWORTH | MANSFIELD | NG21 0SF

**BuckleyBrown**  
ESTATE AGENTS

**WONDERFUL GEM!...**This delightful and versatile three-bedroom home makes choosing a house easy with its well-laid out and spacious interior! With a tarmac driveway offering ample off-street parking, lawn, and gated side access. The location is sure to impress too, with it being positioned on a beautiful plot, close to local amenities, access links to the A617, and scenic walks for days out with the family! Outside features a handy driveway to the front, providing off-street parking. Along with an enclosed garden to the rear with a patio area and fence surround.

**Kitchen/Dining Room 9'5" x 13'11"**

Complete with neutral toned cabinets and units, work surface, gas hob, inset sink, extractor fan, tiled walls, window to the front elevation and door providing access outside.

**Living Room 16'0" x 9'11"**

With laminate flooring and French doors leading into the conservatory.

**Conservatory 12'3" x 11'10"**

With surrounding windows and French doors leading outside.

**WC**

With a low flush WC, wash hand basin, central heating radiator and window to the front elevation.

**Bedroom One 12'9" x 9'4"**

With carpet to flooring, central heating radiator, built-in wardrobe and window to the front elevation.

**Bedroom Two 8'10" x 8'1"**

With carpet to flooring, central heating radiator and window to the rear elevation.

**Bedroom Three 6'3" x 8'1"**

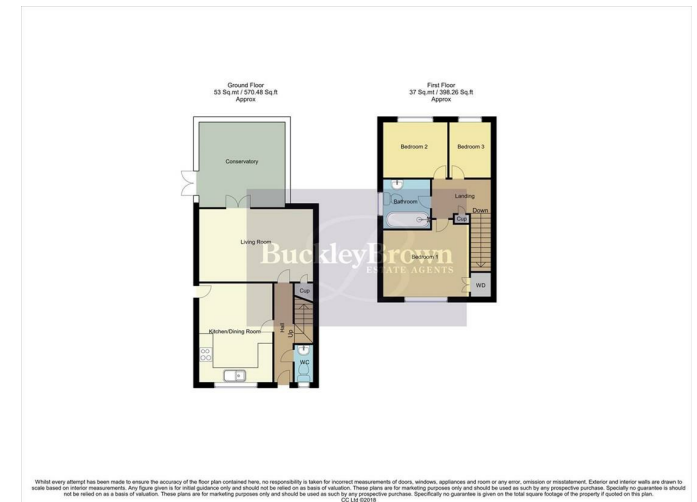
With carpet to flooring, central heating radiator and window to the rear elevation.

**Bathroom 6'9" x 6'9"**

Complete with a panelled bath, low flush WC, pedestal sink, overhead shower and an opaque window to the side elevation.

**Outside**

With a driveway to the front elevation providing off-street parking. Along with an enclosed garden to the rear with a patio area and fence surround.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		70
(55-68) <b>D</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	

BuckleBrown Estate Agents

55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

t: 01623 633633 | mansfield@bucklebrown.co.uk | www.bucklebrown.co.uk

**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.

