



SANDGATE ROAD | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8JL

BuckleyBrown
ESTATE AGENTS

YOUR SEARCH ENDS HERE!!.. Introducing this two-bedroom detached bungalow to the market, located in the desirable area of Mansfield Woodhouse and nearby to a range of handy shops, amenities, parks and walking trails. This property offers a delightful blend of comfort and convenience, making it ideal for those looking for their forever home. Let's take a look inside..

Upon entry, you'll be welcomed to the large open-plan kitchen/diner, featuring a range of units with work surfaces over with space for appliances, a great space for those who enjoy cooking. The fantastic-sized dining area is perfect for hosting dinner parties! Next, you will be welcomed to a cosy lounge. This is the perfect blank canvas to add your own homely touches. There is also a handy utility room with an inset sink and ample storage space.

Moving further, you will be met with two bedrooms which are of good size, and offer flexibility to add your own stamp. The bathroom completes the floor, and is fitted with a four-piece suite.

Heading outside, the super private garden accommodates a lawn with a patio area. To the front offers two driveways with space for an impressive 8 cars. Call now to book a viewing!!





Hall

With access to;

Dining Room 12'2" x 21'6"

With window to side elevation and sliding double doors to the rear elevation.

Kitchen 8'0" x 14'11"

Including a range of cabinets with work surface over and integrated appliances. With door to side elevation.

Utility 5'8" x 9'9"

With window to front elevation and entrance to rear elevation.

Living Room 11'3"x 19'3"

With dual aspect windows and a feature fireplace.

Bedroom One 9'7" x 11'2"

With window to front elevation and fitted wardrobes.

Bedroom Two 8'6"x 11'3"

With window to side elevation.

Outside

A private enclosed garden with a patio area and a well-maintained lawn. The front provides two driveways for ample parking.



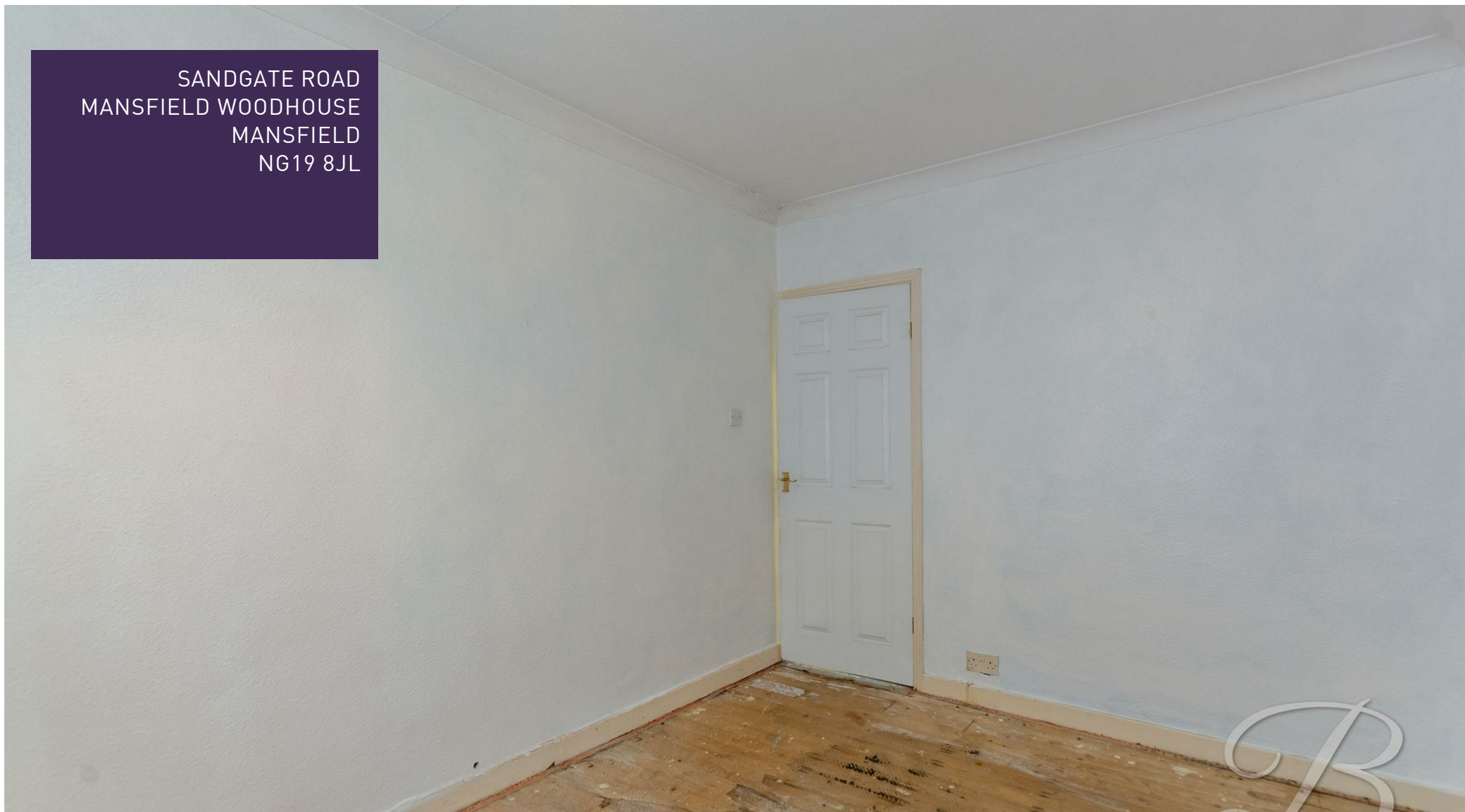


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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