



Offers In The Region Of £145,000

SMITH STREET | MANSFIELD | NG18 3BG

**BuckleyBrown**  
ESTATE AGENTS

YOU'RE GOING TO LOVE THIS!...We have found the one for you with this modern two bedroom home! Positioned in a convenient area of Mansfield, this semi-detached property benefits from excellent shops and amenities on your doorstep! Comprising of a marvellous interior with plenty of space for growing families and quality fixtures and fittings, you won't be able to stop the smile appearing on your face as you take a look around!

The open plan layout works perfectly in this home at connecting the spaces together, allowing plenty of light to flow through and making it ideal for social gatherings. The living area benefits from neutral decor and down lights, along with a great amount of space for your furnishings. From here, you can walk straight over to the kitchen, which is comprised of modern wall and base units, work surface and and complementary tiled flooring. In addition, there is a useful WC.

The first floor boasts two wonderful bedrooms, all offering a beautiful presentation and a versatile colour palette. Just across from the landing is a contemporary shower room complete with a three piece suite and marble effect tiling.

Outside boasts a delightful garden to the rear with a paved seating area, lawn and fence surround. Don't miss out, call today to book a viewing!

### Living Room

With central heating radiator, down lights and a recessed ceiling.

### Kitchen

Complete with modern cabinets and units, work surface, integrated oven, inset sink with mixer tap above, gas hob, plumbing for a washing machine, vertical central heating radiator, tiled flooring and door leading outside.

### WC

Fitted with a low flush WC.

### Bedroom One

With carpet to flooring and central heating radiator.

### Bedroom Two

With carpet to flooring and central heating radiator.

### Bedroom Three

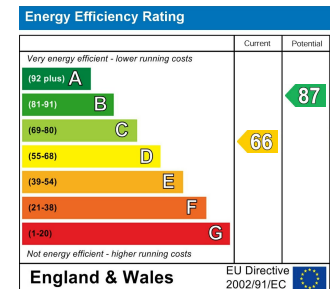
With carpet to flooring and central heating radiator.

### Shower Room

Fitted with an enclosed shower, low flush WC, pedestal sink, tiling and an opaque window.

### Outside

With an enclosed garden to the rear with a paved area and lawn.



## BuckleyBrown Estate Agents

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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.

