



Offers In The Region Of £170,000

CROMPTON ROAD | PLEASLEY | MANSFIELD | NG19 7RG





ONE TO CALL HOME!... Situated in Pleasley offering local amenities nearby, is this wonderful three bedroom home, which is deceptively spacious and offers a great internal layout with potential to modernise. This is definitely a home fantastic for any growing family, but don't just take our word for it! Let's head on inside and see just what it has to offer...

You will firstly be welcomed into the welcoming hallway, which leads nicely into the open plan living room and dining space which features a lovely, neutral design, giving a classic and timeless feel. Along with a stunning bay window which flows through ample natural light throughout. You will definitely enjoy spending your time relaxing in here! Just next door, you will find a kitchen that is presented with traditional cabinets and ample worktop space to enjoy preparing meals. You can also gain access to the rear garden from here. In addition, there is a useful WC for you to utilise.

Heading upstairs you will be pleased to find three spacious bedrooms, all of which offer great versatility. Completing this floor there is the fabulous family bathroom, which comes complete with a suite in white. You will just love taking advantage of a hot bath after a long day!

Outside will impress further, with a driveway to the front providing off-street parking. There is an enclosed garden to the rear with a maintained lawn and paved seating area. This is certainly a space you can utilise in the summer months, and enjoy a BBQ!

Is this the one for you? Don't miss out! Call our team today to book in a viewing!





**Living Room 10'4" x 10'11"**  
 With carpet to flooring, central heating radiator, feature fireplace, coving and bay window to the front elevation.

**Dining Room 9'3" x 13'8"**  
 With carpet to flooring, central heating radiator, double windows overlooking the kitchen and door providing access.

**Kitchen 6'6" x 15'8"**  
 Fitted with traditional cabinets and units, work surface, ceramic hob, extractor fan, tiled walls, inset sink with mixer tap above, space for a

washing machine, surrounding windows, central heating radiator and door providing access to the rear garden.

**WC**  
 Fitted with a low flush WC and an opaque window.

**Bedroom One 10'4" x 10'11"**  
 With carpet to flooring, central heating radiator, fitted wardrobe and window to the front elevation.

**Bedroom Two 9'3" x 10'4"**  
 With carpet to flooring, central heating radiator and window to the rear elevation.



**Bedroom Three 5'8" x 7'1"**  
 With carpet to flooring, central heating radiator and window to the front elevation.

**Bathroom 4'3" x 5'8"**  
 Fitted with a panelled bath, low flush WC, pedestal sink, tiling and an opaque window.

**Outside**  
 With a driveway to the front providing off-street parking. There is an enclosed garden to the rear with a maintained lawn and paved seating area.





Ground Floor:  
43Sq.MT/462.85Sq.FT  
Approx.

First Floor:  
33Sq.MT/355.21Sq.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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			72
(55-68) <b>D</b>		54	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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