



HERMITAGE LANE | MANSFIELD | NG18 5HB

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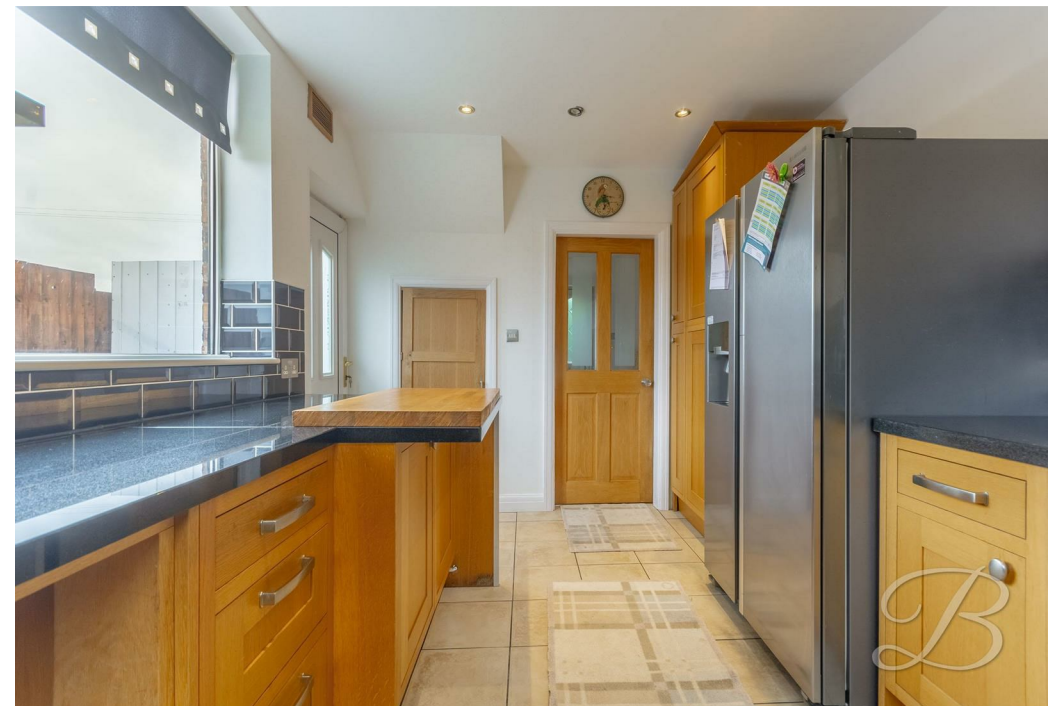
**** GUIDE PRICE £270,000 - £280,000** A STAND OUT PROPERTY!!**

This remarkable three-bedroom detached house resides in the desirable Mansfield area. Boasting a well-designed layout, a modern interior, and a vast rear garden. This is the perfect home for growing families!

The ground floor presents you with an inviting living room with neutral decor. This room is perfect for cosy evenings. The kitchen area is a true showstopper, with well-kept contemporary units and splash back tiling with space for integrated appliances.

Making your way upstairs, you'll find three well-presented bedrooms, the second with built-in wardrobes, and all of which have been modernised and offer ample space. The modern family bathroom features a stunning four-piece suite, including a freestanding bathtub.

Outside, the property boasts a substantial enclosed garden with a manicured lawn, including a garage which has been converted into a room offering ample storage. This delightful space is ideal for outdoor gatherings and summer BBQ's. To the front hosts an impressive driveway with parking for plenty of cars. Don't miss this exceptional opportunity. Contact our team today to arrange a viewing and make this stunning house your new home!





Hall

With access to;

Living Room 13'1" x 16'0"

With bay window to front and window to rear elevation.

Kitchen 8'2" x 14'7"

With a range of cabinets and work surfaces over, with space for additional appliances. With window to rear elevation and side door access.

Landing

With access to;

Bedroom One 10'11" x 13'2"

With window to front elevation.

Bedroom Two 8'11" x 13'2"

With window to rear elevation.

Bedroom Three 6'2" x 9'0"

With window to front elevation.

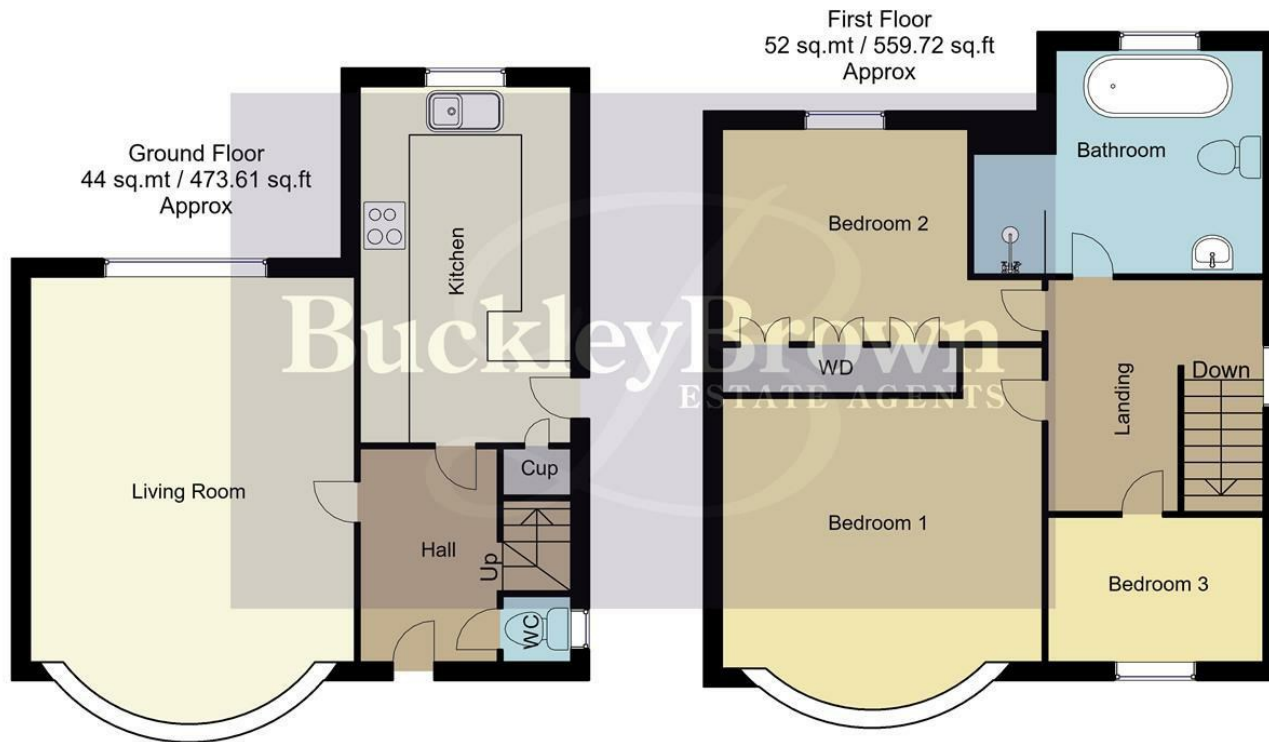
Bathroom 8'11" x 9'4"

Including a four-piece suite with window to rear elevation.

Garden

With a large well-maintained lawn and garage which has been converted into a room. With a large driveway to the front hosting plenty of 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. 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) A | | | 83 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 64 | |
| (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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