



£1,400 Per Month

254 NOTTINGHAM ROAD | | MANSFIELD | NG18 4SH

**BuckleyBrown**  
ESTATE AGENTS

LOOKS LIKE HOME! This refurbished three bedroom semi-detached home is pleasantly situated on Nottingham Road, with a driveway offering convenient off-street parking and a delightful rear garden. Boasting an abundance of space for you to enjoy. Not only that, but the interior is equally as wonderful. Presenting neutral decor throughout and a high quality presentation. This property also benefits from great transport links, is ideally located close to local amenities and schools, making it a perfect family home!

As you walk through you will first of all find the light and airy living room which hosts a great area for entertaining with plenty of room for you to enjoy with family and friends. Together with windows filling this space with natural light and complementary flooring adding a lovely finish. From here you'll be lead nicely to the kitchen which is fitted with a stunning range of matching cabinets and units, work surfaces over, an inset sink and integrated appliances. Impressed so far? Let's head upstairs where the excitement will continue!

Heading upstairs you will find three versatile bedrooms, all of which have been lovingly maintained and present the ideal spot for unwinding. The spacious landing in-turn provides access to a fabulous bathroom fitted with a modern three piece suite including a shower over the bath.

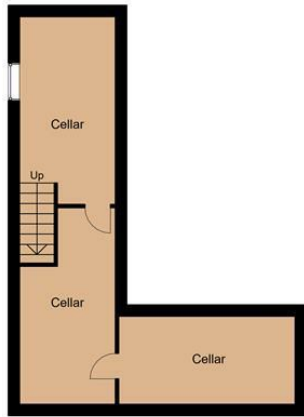
Outside offers ample off road parking to the front, and a beautiful patio area with a well-maintained lawn and fence surrounding to the rear. Like what you see? Call now to arrange a viewing!







Cellar  
26 sq.m / 283.00 sq.ft  
Approx.



Ground Floor  
64 sq.m / 687.30 sq.ft  
Approx.



First Floor  
52 sq.m / 560.94 sq.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. 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			
(81-91) B			
(69-80) C		69	80
(55-68) D			
(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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