



NORTHFIELD DRIVE | | MANSFIELD | NG18 3DD

**BuckleyBrown**  
ESTATE AGENTS

AN INVESTMENT OPPORTUNITY!.. This is a shining example of a deceptively spacious and well-planned home! Situated in a convenient position of Mansfield, you'll find excellent shops and amenities just on your doorstep. This semi-detached property is the perfect first time buy! Let's take a look inside..

The ground floor accommodation boasts a spacious living room which is filled with natural light. Just next door is the low-maintenance kitchen, complete with units and space for a washing machine and other appliances. A little modernising and improvement could make this your dream kitchen!

Ready to see the upstairs? From the landing, you'll gain access to three excellent bedrooms, all with plenty of space to utilise. You'll also find a family bathroom just off the landing, complete with a three-piece suite.

Heading outside, you will be impressed to find a spacious rear with a patio area, perfect for when guests are over for a BBQ on those sunny days!

We strongly recommend an early viewing with this one! This property provides a great opportunity to get on the property ladder. Call our team today and book in a viewing!





#### Hall

With access to;

Living Room 11'4" x 11'10"

With a bay window to front elevation.

Kitchen/Dining Room 10'10" x 11'1"

With matching cabinets and work surface over with space for appliances. With window to rear elevation.

#### WC

An outdoor WC which is attached to the property, with access to the garden.

#### Landing

With access to;

Bedroom One 11'5" x 11'5"

With window to front elevation.

Bedroom Two 10'11" x 11'5"

With window to rear elevation.

Bedroom Three 6'5" x 7'6"

With window to front elevation.

Bathroom 3'11'8" x 7'1"

Including a three-piece suite, with window to rear elevation.

#### Outside

An enclosed patio garden with a driveway to the front for off road parking.



Ground Floor  
40 sq.m / 426.97 sq.ft  
Approx.

First Floor  
40 sq.m / 426.97 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. 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>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>59</b>	
(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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MANSFIELD  
NG18 3DD



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