



PERLETHORPE AVENUE | | MANSFIELD | NG19 7EH

**BuckleyBrown**  
ESTATE AGENTS



Guide price - £250,000-£260,000

A STAND-OUT PROPERTY! This three-bedroom detached property is pleasantly situated in Mansfield with a spacious driveway offering convenient off-street parking. The interior is equally wonderful, presenting a characterful style throughout. This property also benefits from great transport links and easy commuting. There is a Tesco only a short walking distance, and the town centre is within in close proximity, making this the perfect location for any growing family!

As you walk through, you will be pleasantly surprised by the light and airy hallway which leads us to the sitting room. The eye-catching features continue as you will be met with a homely fireplace and bay window. Both really bring this room to life! Just next door, the open-plan lounge diner provides a great sense of space to add your own homely touches. There is ample space for a large table and chairs, perfect for hosting dinner parties! The kitchen is fitted with a range of matching cabinets and units, surfaces and an inset sink. This is a great setting for those who enjoy cooking, not to mention the French doors leading onto the garden, perfect on sunny days. 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. The spacious landing in-turn provides access to the family bathroom fitted with a white three-piece suite with the added bonus of a separate shower cubicle. The outside presents a fantastic enclosed garden with a well-maintained lawn and planted trees/shrubs. This is a great setting for BBQ's in the summer months! To the front accommodates private parking for multiple cars. It's clear to see that this property has been well-loved and is a credit to its owners. Like what you see? Call now to arrange a viewing!





**Hall**

With access to;

**Sitting Room 9'6" x 10'6"**

With a bay window to front elevation.

**Lounge/Dining Room 24'6" x 10'9"**

With a bay window to rear elevation.

**Kitchen 25'3" x 12'9"**

Including cabinets with work surfaces over, with space for appliances and window/french doors to rear elevation.

**WC**

With window to side elevation.

**Landing**

With access to;

**Bedroom One 10'7" x 12'11"**

With window to front elevation.

**Bedroom Two 10'4" x 10'9"**

With window to rear elevation.

**Bedroom Three 7'0" x 8'7"**

With window to front elevation.

**Bathroom 6'8" x 7'0"**

Including a four-piece suite and window to side elevation.

**Outside**

With a large enclosed lawn to the rear.

Including a driveway and garage to the front.







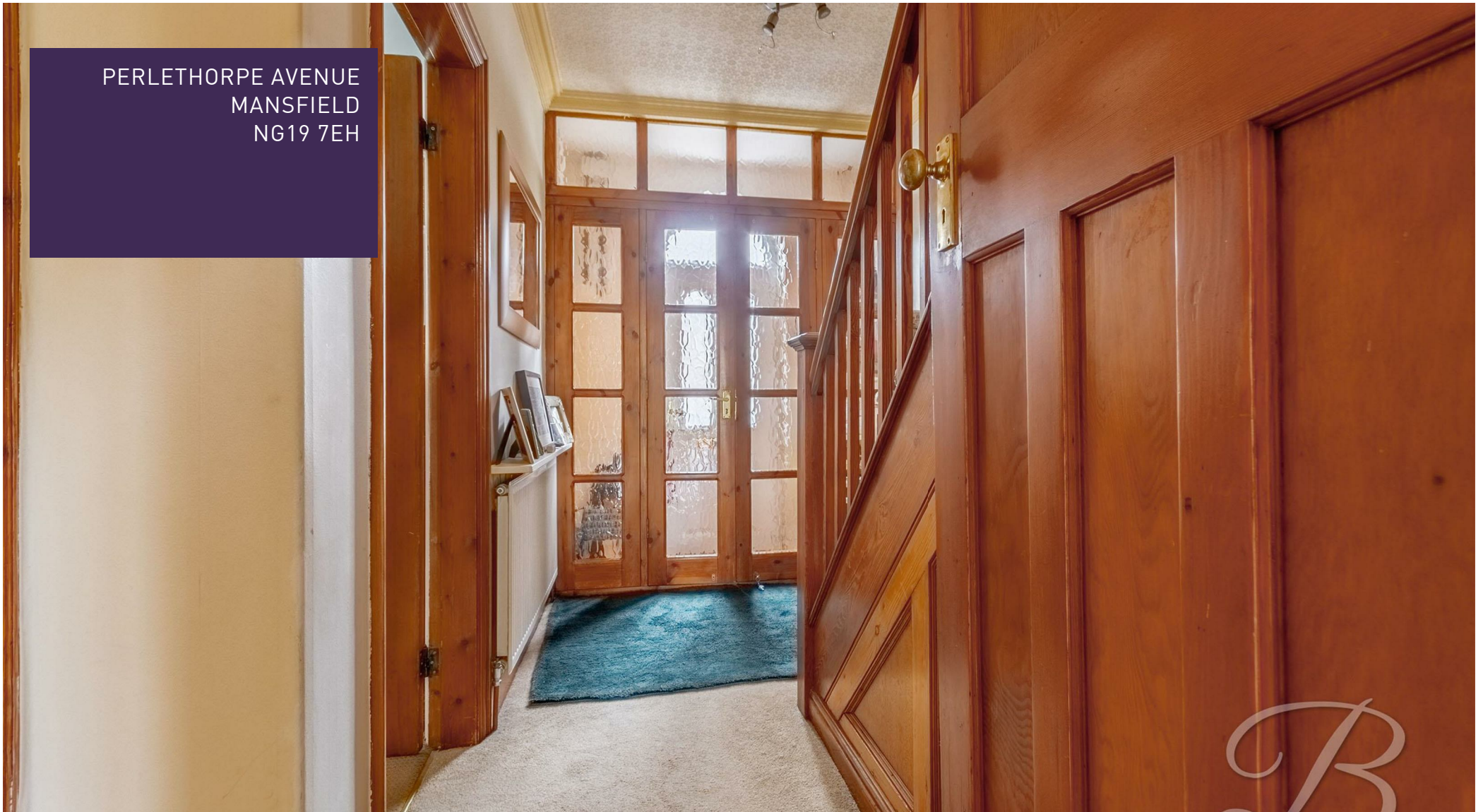


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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) <b>A</b>			78
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(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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