



£1,150 Per Month

90 BANCROFT LANE | | MANSFIELD | NG18 5NA

**BuckleyBrown**  
ESTATE AGENTS

PREPARE TO FALL IN LOVE.. with this unique and immaculate, individually designed, detached three bedroom property which stands proudly in a popular residential area close to all local amenities. Want to know more? Come on in ..

Having plenty of parking available to the front and well maintained gardens to the rear which are mainly laid to lawn, this property is sure to impress any potential viewer as much as it did us! Located to the rear of the property is the spacious kitchen which benefits from quality modern fitted units and is the perfect space for cooking! If socialising is your thing, check out the open plan lounge/dining room which features a characterful archway and contemporary wall lighting. Off the grand entrance hallway is the ground floor double bedroom, stunning family bathroom with four piece white suite and access to the integral single garage!

The first floor hosts two further well appointed bedrooms, with the master bedroom having the added benefit of a luxury ensuite.

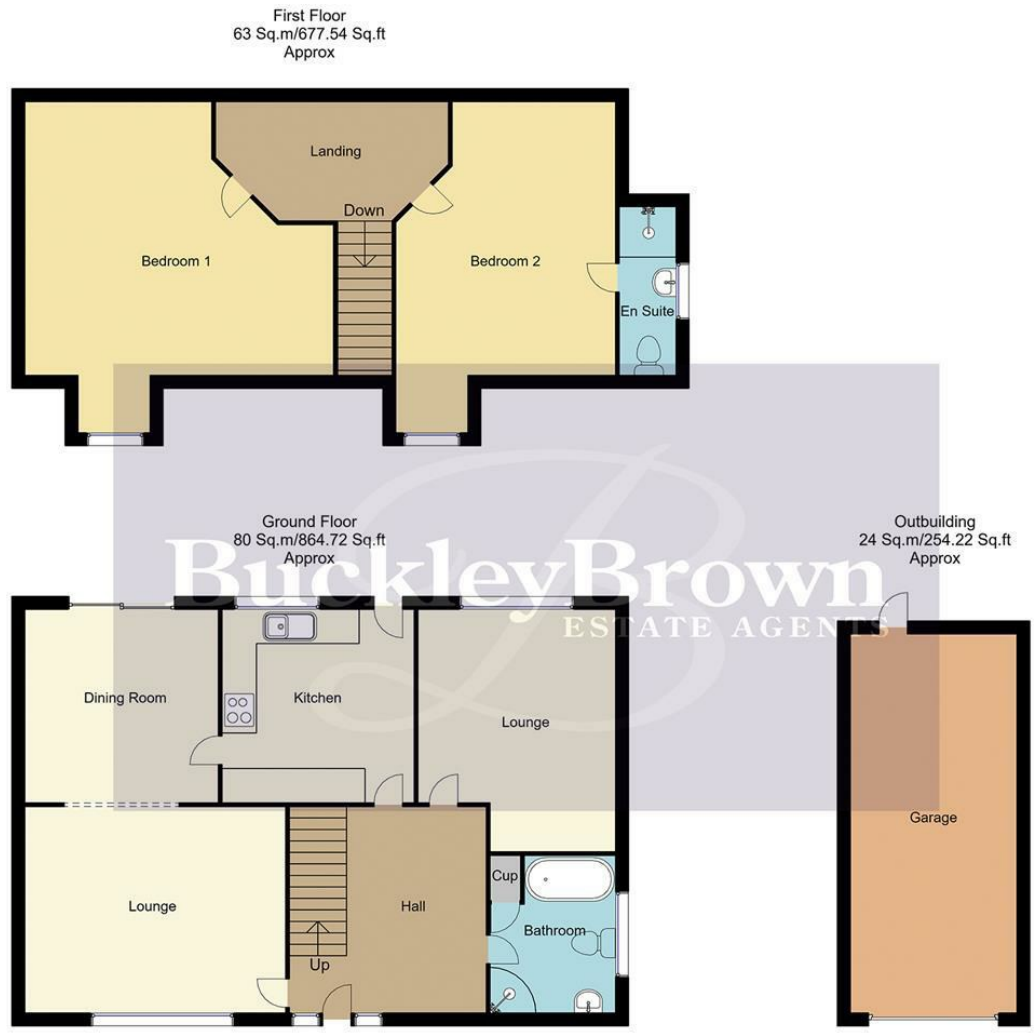
This stunning property will not be available for long, so contact us today to arrange a viewing!

The gov.uk website outlines that this property is a council tax band D, however we recommend that any interest party conducts their own research.









**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>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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MANSFIELD  
NOTTINGHAMSHIRE  
NG18 5NA



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