



LOXLEY DRIVE | | MANSFIELD | NG18 4FB

BuckleyBrown
ESTATE AGENTS

THE PERFECT FIND!.. We welcome you to this excellent three-bedroom semi-detached house positioned in the popular and convenient area of Mansfield. This is the perfect investment for first-time buyers. Let's take a look inside..

Upon entry, you will be welcomed to the lounge, there is an abundance of space to get creative here. The kitchen is just next door and has been modernised to a beautiful standard, complete with a range of units and cabinetry with work surfaces above and an inset sink! The ground floor is complete with a dining room which hosts double sliding doors leading onto the garden.

The first floor hosts three well-appointed bedrooms, all with space to add your own finishing touches. This property would make the perfect first home for any growing family.

Heading outside, you will find an enclosed garden with a beautifully maintained lawn. This is the perfect setting for hosting BBQ's in the summer months! To the front hosts a private driveway with parking for multiple cars. If this is the one for you, don't miss out! Call today to book a viewing!





Hall

With access to;

Living Room 12'3" x 13'1"

With window to front elevation.

Dining Room 7'10" x 10'10"

With Sliding double doors to elevation.

Kitchen 7'6" x 10'9"

Including a range of cabinetry with work surfaces over. With window to rear elevation.

Landing

With access to;

Bedroom One 8'10" x 15'0"

With window to front elevation.

Bedroom Two 8'9" x 9'2"

With window to rear elevation.

Bedroom Three 6'6" x 9'6"

With window to front elevation.

Bathroom 6'2" x 6'6"

Including a three-piece suite. With window to rear elevation.

Outside

With a well-maintained lawn to the rear and a driveway with parking to the front.



Ground Floor
37 sq.m / 399.06 sq.ft
Approx.

First Floor
37 sq.m / 399.06 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.
CC Ltd ©2018

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			87
(81-91) B		72	
(69-80) C			
(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	

LOXLEY DRIVE
MANSFIELD
NG18 4FB



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS