



£160,000

WESTFIELD LANE | | MANSFIELD | NG19 6AH

BuckleyBrown
ESTATE AGENTS

FEELS LIKE HOME!.. Welcoming to the market this wonderful three bedroom semi-detached property, located in the heart of Mansfield and nearby to the town centre, shops and amenities. This unique family home has been presented to a lovely standard and boasts a spacious internal layout that is perfectly suited to growing families. Not to mention being located in close proximity to local shops and schools, with easy commuting links with being close to the A38 and M1. Let's take a look inside...

The ground floor hallway welcomes you to a spacious living room which is a brilliant size and features a bay window to the front, which acts as a great focal point and allows for ample natural light to flood through. Just off here you'll find a dining area, which complements this space just as well with built-in storage and plenty of room for you to enjoy with family and friends. Moving on from here you'll find a stylish kitchen, complete with a range of modern high gloss units and cabinetry. You'll also gain access to a handy WC, as well as a separate door leading outside for added convenience.

The first floor hosts three bedrooms, all of which offer lots of space and flexibility to add your own stamp, or utilise to your own advantage. The family bathroom can also be found just off the landing, and this comprises of a three-piece suite in white.

The outside space offers an easy to maintain frontage and an enclosed garden to the rear which features hard standing areas and spacious lawn with fence surround offering a degree of privacy.

Don't let this one pass you by! Call a member of our team today!





Entrance Hallway
With staircase leading to the first floor and access to;

Living Room 11'10" x 11'5"
With cupboard for additional storage, bay window to the front elevation and access to;

Dining Room 11'10" x 12'5"
With cupboard for additional storage, window to the rear elevation and there is a door leading through to;

Kitchen 7'9" x 15'5"
Complete with a range of matching units and cabinets with complementary work surface over

and inset sink and drainer. With a door leading outside for added convenience and a door leading through to

WC
Complete with low flush WC, low flush WC and window to the side elevation

Landing
With access to;

Bedroom One 15'1" x 11'4"
With two windows to the front elevation

Bedroom Two 7'9" x 12'5"
With window to the rear elevation

Bedroom Three 7'10" x 8'5"
With wardrobe and window to the rear elevation

Bathroom 4'9" x 9'0"
Complete with panelled bath, low flush WC, wash hand basin and window to the side elevation

Outside
With on-street parking to the front. With hard standing area and a spacious lawn with fence surround offering a degree of privacy





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			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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