



£1,800 Per Month

5 ATKIN LANE | | MANSFIELD | NG18 5AN

BuckleyBrown
ESTATE AGENTS

PRIME POSITION! Occupying a delightful plot in this most sought after location near High Oakham School, sits this impressive four bedroomed detached family residence, set within spacious grounds behind an electric entrance gate, and up a private driveway. The property boasts ample off-street parking with the spacious driveway, which in turn gives access into the garage.

Upon a detailed personal inspection, you will find a welcoming reception hallway which leads nicely into the downstairs WC. You will find two light and airy, bay fronted reception rooms, offering fantastic versatility to suit modern day family life. There is a stunning fitted kitchen, complete with a range of wall and base units boasting a variety of appliances and ample space for dining living area making this the perfect space for family entertaining. The ground floor is completed by the handy utility area.

The first floor hosts four bedrooms, and an additional room which would be best used as an office in our opinion. There is also a well sized bathroom.

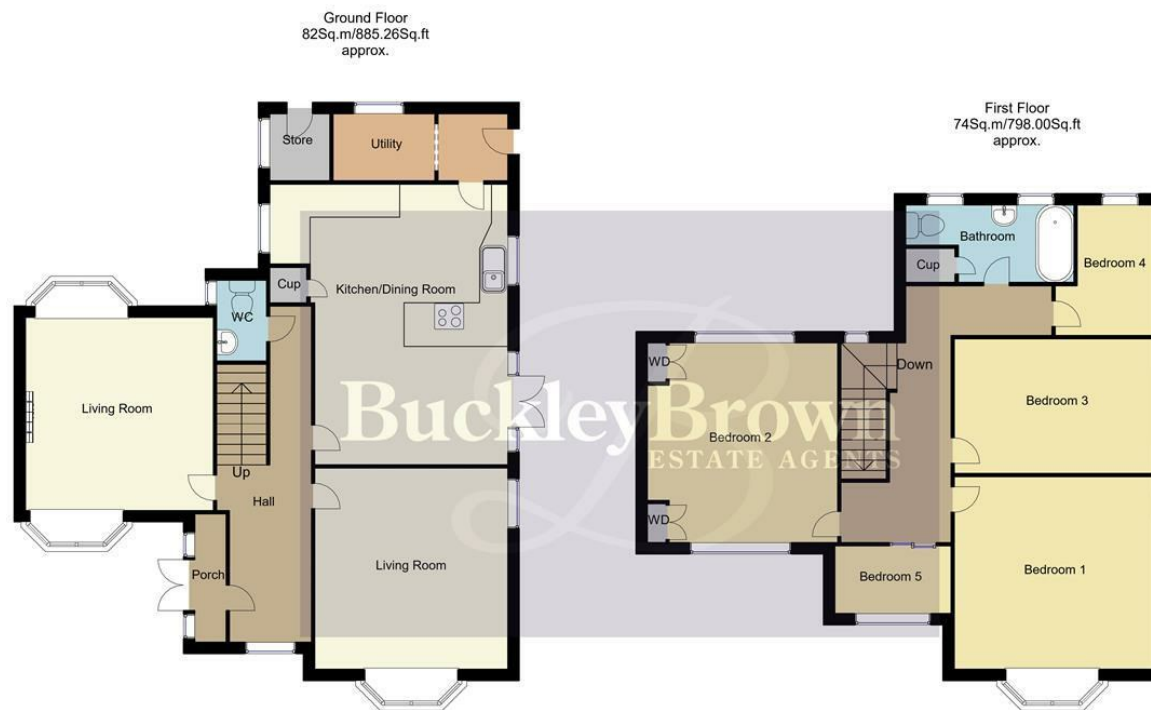
Outside to the rear of the property is a pleasant, wrap around garden, secure electric entrance gate and detached garage.

The property has been partly redecorated, professionally cleaned, and is offered part-furnished, making it move in ready! Council Tax Band: F









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) A			73
(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	

BRAEMAR
5 ATKIN LANE
MANSFIELD
NOTTINGHAMSHIRE
NG18 5AN



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

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