



Offers Over £170,000

KERNEL WAY | SHIREBROOK | MANSFIELD | NG20 8GF

**BuckleyBrown**  
ESTATE AGENTS

FANTASTIC FIRST HOME!.. This wonderful three bedroom home is guaranteed to put a smile on your face! Beautifully presented throughout, this property benefits from modern fixtures and a homely and inviting interior that you will adore!

The ground floor accommodation benefits from a welcoming entrance hall that leads nicely into the kitchen on your left. This space comes complete with a great range of neutral-toned units and cabinets where you can enjoy preparing meals and practicing your cooking skills! The living room is just next door, providing an equally impressive space to relax, and benefits from French doors that lead out to the rear garden. Excellent for utilising when the sun is shining to allow that cool breeze to flow through wonderfully! Completing the ground floor is a storage cupboard and handy WC, which are sure to come in useful, especially when guests are visiting!

Heading upstairs, you will find three excellent bedrooms, all of which have been kept to a great standard throughout with plenty of flexibility. The master bedroom even offers an en-suite facility. You'll also find the family bathroom just off the landing, complete with a three piece suite in white.

The outside space complements the home perfectly and provides a driveway to the front for handy off-road parking. To the rear is a well-sized garden consisting of a patio seating area and lawn. Ideal for enjoying some gardening, sunbathing, or dining!

This one is sure to fly off the market, so don't delay! Call our team today and book a viewing!





#### Kitchen/Dining Room 8'9" x 15'0"

Fitted with neutral toned cabinets and units, work surface, integrated oven, gas hob, splash back, inset sink with mixer tap above, plumbing for a washing machine and dishwasher. Together with a window to the front elevation.

#### Living Room 11'5" x 15'5"

With carpet to flooring, central heating radiator and French doors leading outside.

#### WC

Fitted with a low flush WC, wash hand basin, central heating radiator and an opaque window to the front elevation.

#### Bedroom One 8'5" x 10'8"

With carpet to flooring, central heating radiator, en-suite and window to the rear elevation.

#### En-Suite 5'4" x 8'5"

Complete with an enclosed shower, low flush WC, pedestal sink, central heating radiator and an opaque window to the side elevation.

#### Bedroom Two 8'5" x 10'1"

With carpet to flooring, central heating radiator and window to the front elevation.

#### Bedroom Three 6'8" x 10'5"

With carpet to flooring, central



heating radiator and window to the rear elevation.

#### Bathroom 6'2" x 6'8"

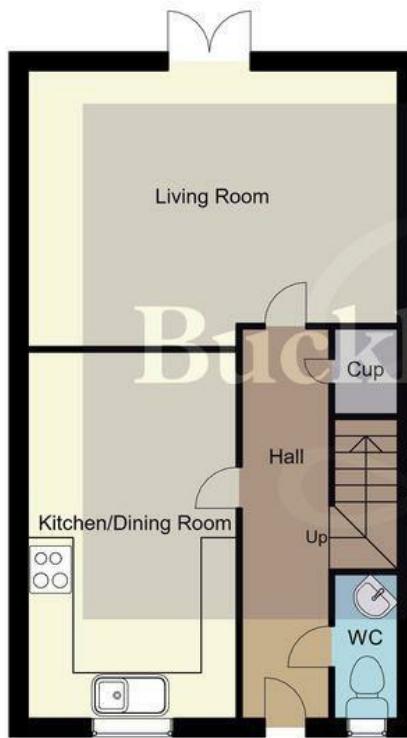
Complete with a panelled bath, low flush WC, pedestal sink, full height tiling, extractor fan and an opaque window to the side elevation.

#### Outside

With a tarmac driveway to the front elevation providing off-street parking. Along with an enclosed garden with a patio area, lawn and fence surround.



Ground Floor  
41 sq.m / 439.56 sq.ft  
Approx.



First Floor  
40 sq.m / 432.41 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. 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                                 |         | 96        |
| (81-80) B                                   |         |           |
| (69-60) C                                   |         | 84        |
| (55-48) D                                   |         |           |
| (39-34) E                                   |         |           |
| (21-20) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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MANSFIELD  
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