



BuckleyBrown
ESTATE AGENTS
FOR SALE
01623 633633 buckleybrown.co.uk

A MOVE-IN READY GEM!! Nestled in the heart of Blidworth, this spacious three bedroom semi-detached property offers a haven of comfort, style, and convenience for first-time buyers and families alike.

Step inside and discover the airy open-plan lounge/diner which invites you to relax and unwind in a modern and spacious ambiance, bathed in natural light. There is ample space for a dining room table, perfect for preparing family meals and entertaining guests. The kitchen hosts contemporary cabinetry and space for domestic appliances, finished with modern splash backs and complimentary work surfaces. Completing this area is a utility rooms with storage space and room to do the laundry!

Upstairs, you'll find three well-proportioned bedrooms, each offering a peaceful retreat. Completing this charming abode is a modern bathroom just off the landing, including a three-piece suite with a shower over the bath.

Outside, a private enclosed garden awaits your personal touch, presenting a well-maintained lawn with fence surrounding. To the front of the property accommodates a driveway with handy off-road parking. Don't miss this exceptional opportunity to own a truly special property. Call today and schedule your viewing!





Dining room 4'4" x 12'3"

Spacious room open to the living room with a window to the front elevation.

Living Room 10'11" x 16'4"

Ample furniture space with a feature fireplace, window to the side elevation and sliding doors to the rear giving access to the garden.

Kitchen 8'8" x 10'7"

Complete with a range of matching cabinets and units, inset sink and drainer, integrated appliances and access to a handy utility.

Utility 7'1" x 7'10"

With fitted worktop units along with

space and plumbing for a washing machine/tumble dryer.

Hall

With access to a storage cupboard and external door to the rear elevation.

Landing 6'3" x 10'11"

With access to;

Bedroom One 8'7" x 16'1"

With built in wardrobes and dual aspect windows to the side and rear elevations.

Bedroom Two 9'3" x 10'11"

With a window to the side elevation.



Bedroom Three 12'4" x 12'5"

With dual aspect windows to the front and side elevations.

Shower Room 6'3" x 10'11"

Three piece suite comprising of a hand wash basin, low flush WC and bath with overhead shower. With a window to the rear elevation.

Outside

Low maintenance frontage with a private driveway allowing for off road parking. To the rear there is a well established garden which is mainly laid to lawn with patio seating area and 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			83
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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