



Offers In The Region Of £140,000

MOSSCAR CLOSE | WARSOP | MANSFIELD | NG20 0BW

**BuckleyBrown**  
ESTATE AGENTS



ADDED BONUS OF NO ONWARD CHAIN!!...This delightful three bedroom home has been well maintained and boasts a great layout for a growing family! This delightful, semi-detached property stands well in Spion Kop on a cul-de-sac, with local bus links on the doorstep and Warsop Village just a stone throw away.

Stepping inside, you'll be pleased to find a bright and inviting lounge, which offers a spacious layout that works perfectly here. Filled with natural light and ample space for furnishings, we are sure you'll love entertaining friends and family in this space. Not to mention, the neutral colour palette provides a great canvas for you to add your personal touch. The kitchen has been presented beautifully with matching cabinets and units, work surface providing plenty of preparation space and decorative panelling in the dining area, where you can enjoy your morning coffee! From here, you'll find easy access to the rear garden and a useful utility room. If that's not enough, there is a WC for guests to utilise.

The first floor presents the landing which in-turn provides access to two versatile bedrooms, both are of a wonderful size. The master bedroom features double windows that allow for ample natural light. In addition, there is a shower room completing this floor, comprised of a three piece suite and wall tiling.

Outside offers established front and rear gardens. The rear features a patio area, mature shrubbery, and a maintained lawn. Ready to take the next step? Call our team today to book a viewing!





**Living Room 15'5" x 13'1"**  
With laminate flooring, central heating radiator, carpeted staircase leading to the first floor and double doors leading into the kitchen.

**Kitchen/Dining Room 15'3" x 10'11"**  
Complete with matching cabinets and units, work surface, ceramic hob, extractor fan, wall tiling and an inset sink. Along with an integrated oven and space for a washing machine. There is a central heating radiator, decorative panelling, coving and door leading outside.

**Utility 4'3" x 7'1"**  
Fitted with a wash hand basin, storage cupboard, dual aspect windows, access to a WC and the rear garden.

**WC**  
Fitted with a low flush WC and an opaque window.

**Landing 2'10" x 9'6"**  
With a window to the side elevation and access to;

**Bedroom One 15'5" x 11'2"**  
With carpet to flooring, central heating radiator and double windows to the front elevation.



**Bedroom Two 8'11" x 12'9"**  
With carpet to flooring, central heating radiator and window to the rear elevation.

**Shower Room 5'11" x 10'0"**  
Fitted with a pedestal sink, low flush WC, shower, central heating radiator and an opaque window to the rear elevation.

**Outside**  
With established front and rear gardens. The rear features a patio area, mature shrubbery and a maintained lawn.







Ground Floor  
41 Sq.mt / 441.32 Sq.ft  
Approx



First Floor  
36 Sq.mt / 387.50 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.  
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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) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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