



Offers Over £280,000 Freehold

STATION STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8AD

**BuckleyBrown**  
ESTATE AGENTS

**DON'T MISS OUT!!...** This three bedroom family home is wonderful for the whole family. Boasting a spacious and well-cared for interior, this detached property has room for the whole family with an extensive garden and space to add your own touch throughout. This property also gives access to a private car port and garage, allowing for off road parking. Additionally, the garage is fitted with internal power sockets and lighting. Not to forget the automatic gates providing ample security. Let's take a look inside...

The ground floor boasts ample space to relax and enjoy. Starting with the living room which offers a decorative feature fireplace and a newly fitted bay window to the front elevation allowing a wealth of natural daylight to flow through. Moving on to the kitchen you are presented with a range of modern matching units and appliances, making it simple to show off your culinary skills. There's a fabulous dining room from here which provides ample room for sit down meals, along with surrounding windows and an external door bringing the outside inside. This is ideal when entertaining guests! Additionally, the ground floor features a WC for added convenience and access to a handy utility room. Lastly the boiler is located under the stairs and is relatively new.

The first floor hosts three bedrooms, all of which have been well looked after and offer plenty of versatility. Furthermore, the family shower room can be found just off the landing and complete with a three piece suite. Perfect space to wind down after a long day!

The garden really is something special, generous and private, with a spacious patio seating area, extensive lawn and lovely surrounding shrubs. Perfect for inviting the whole family around and enjoying the sunny months together with a BBQ. To the front of the property is also a well kept lawn and path leading up to the front door. Call today to arrange a viewing!





#### Entrance Hallway

With storage cupboard under the stairs, window to the side elevation and new wooden flooring fitted which flows through to the living room.

#### Living Room 11'5" x 15'10"

With dual aspect windows, one to the side and a newly fitted bay window to the front elevation. Fitted with a feature fireplace and new wooden flooring.

#### Kitchen 9'7" x 16'0"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances. with access to a handy downstairs WC, windows to the rear and a window to the side elevation.

#### WC

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

#### Dining Room 8'5" x 11'5"

Ample furniture space with surrounding windows, newly fitted flooring, with access to the utility and an external door to the rear.

#### Utility 6'7" x 7'9"

With fitted worktops, inset sink and drainer, window to the rear elevation and an external door to the side elevation. Including a washing machine and condenser dryer which can be left in the property.

#### Landing

With a window to the side elevation, newly fitted carpets to the stairs/landing and further access to;

#### Bedroom One 11'5" x 12'2"

Light and airy room with a newly fitted bay window to the front elevation.

#### Bedroom Two 10'9" x 11'6"

With a window to the side elevation.

#### Bedroom Three 7'6" x 8'5"

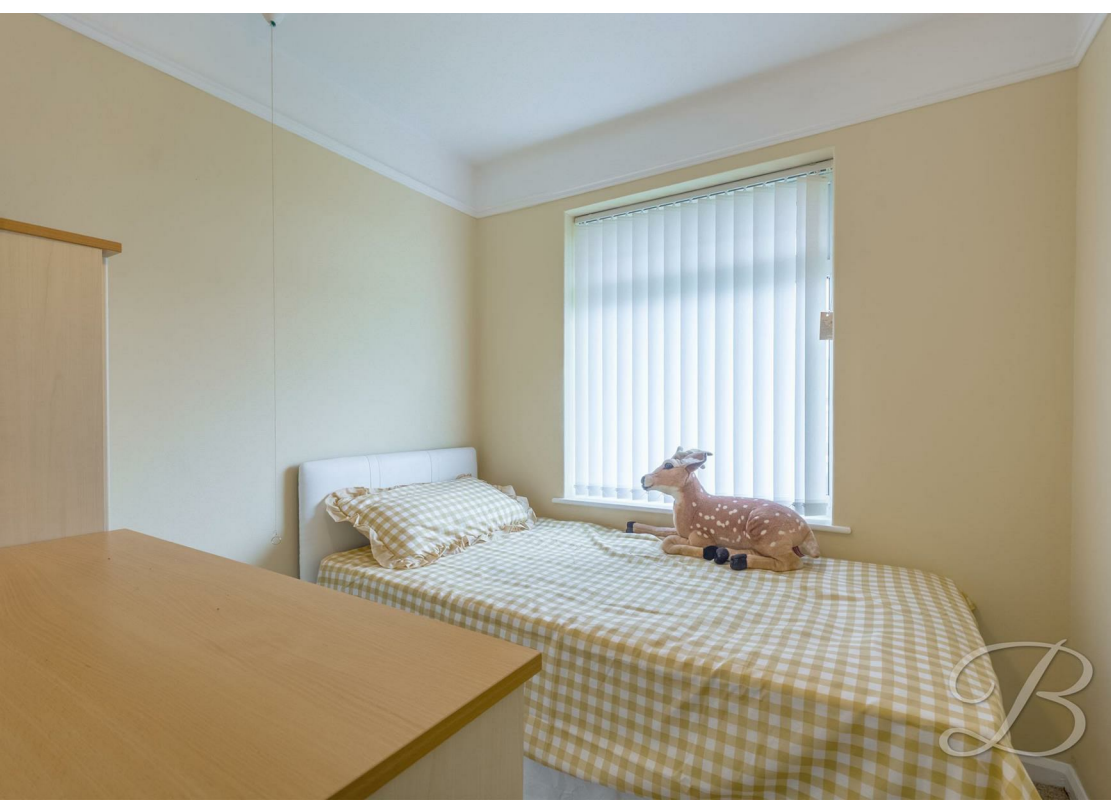
With a window to the front elevation. With new flooring and freshly decorated.

#### Shower Room 7'0" x 7'4"

Three piece suite comprising of a hand wash basin, low flush WC and shower. With storage cupboard and a window to the side elevation. With newly fitted flooring.

#### Outside

Well established lawn with surrounding shrubs to the front with a pathway leading up to the front door. To the rear there is an extensive lawn along with patio seating area. This property also benefits from a private car port and garage allowing for off road parking.



Ground Floor  
63 sq.mt / 678.12 sq.ft  
Approx



First Floor  
46 sq.mt / 495.14 sq.ft  
Approx



**BuckleyBrown**  
ESTATE AGENTS

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.  
CC Ltd ©2018

**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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

STATION  
STREET | MANSFIELD  
WOODHOUSE | MANSFIELD  
NG19 8AD



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



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.