



Offers Over £260,000

LEEMING PARK | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9BA

BuckleyBrown
ESTATE AGENTS

HOME SWEET HOME!.. Introducing this charming three-bedroom detached bungalow! This property is located within Mansfield Woodhouse and nearby to a range of shops, amenities and excellent commuter links that make it easy to travel to neighbouring towns and cities. Lets take a look inside...

As we step inside you will be welcomed into a spacious hallway, leading through to the living room where you will find ample space to relax and unwind after a long day. From here you will gain access to a conservatory with is fitted with patio doors to the rear giving access to the garden. Moving through to the dining room you will find a lovely space to enjoy hosting sit down meals with family and friends. The kitchen is bound to impress with a range of matching cabinets, essential integrated appliances and decorative splashback tiles. You will also gain access to the rear elevation. Completing this floor you will find a versatile dressing room fitted with a shower for added convenience along with a study room and store room.

As you walk further you will find two generous bedrooms which have been lovingly maintained, along with a third bedroom which currently lends itself as a study offering plenty of versatility. One of the bedrooms also give access to a handy en suite. The family bathroom is just off the hallway and comprises a three piece suite. As you can see this property has been kept to an immaculate standard and is a move-in ready home!

Heading outside, this bungalow comes with a spacious private driveway and decorative gravel frontage! The garden has been landscaped beautifully with a patio seating area and fence surround. This property really is the whole package!

Call now to book a viewing!





Porch
With a window to the front elevation and access to;

Inner Hallway
Giving further access to;

Living Room 12'8" x 20'1"
With log burner affect fireplace and sliding doors leading to the conservatory.

Dining Room 9'9" x 17'8"
Spacious dining room with dual aspect windows to the side and rear elevation.

Kitchen/Dining Room 5'6" x 21'9"
Complete with a range of matching cabinets and worktop units, inset sink and drainer and integrated appliances with decorative splashback tiles. With dual aspect windows to the side and rear

elevation. Additionally, there is an external door to the rear elevation.

Conservatory 5'4" x 9'4"
With windows and patio doors to the rear giving access to the garden.

Dressing Room 8'0" x 10'5"
With built in wardrobes and a shower and hand wash basin.

Study 8'4" x 8'7"
Versatile room with dual aspect windows to the front and side elevation. Access to an additional store room.

Store 8'4" x 3'9"

Study and Store 12'4" x 8'4"
There is only a temporary wall separating the study and store. The store is currently being used as a pantry. This space has the

potential to be used as an extra bedroom or a larger study space.

Bedroom One 11'2" x 12'8"
With access to a private en suite and a window to the front elevation.

En Suite
Fitted with a hand wash basin and low flush WC.

Bedroom Two 8'4" x 12'8"
With a window to the front elevation.

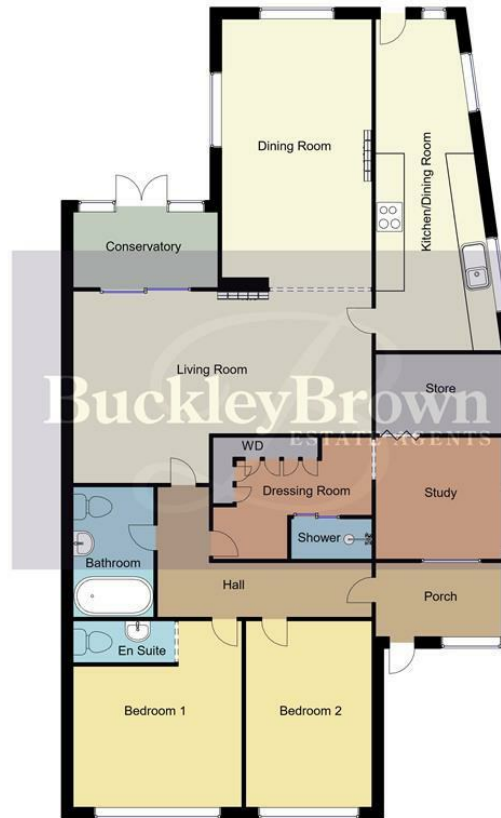
Bathroom 5'5" x 8'7"
Three piece suite comprising of a hand wash basin, low flush WC and a window to the side elevation.

Outside
Spacious frontage with a private driveway allowing for off road parking. Low

maintenance garden to the rear with patio seating areas and fence surround offering a degree of privacy.



Ground Floor
118m² / 1271.06ft²
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) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 78 |
| (55-68) D | | 63 | |
| (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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