



£220,000

LEEN VALLEY DRIVE | SHIREBROOK | MANSFIELD | NG20 8EN

**BuckleyBrown**  
ESTATE AGENTS



COMFORTABLE LIVING WITH NO UPWARD CHAIN!.. Introducing this charming three-bedroom detached bungalow! This property is located within Shirebrook 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 the kitchen area, this comes complete with a range of neutral units and cabinets with work surfaces, including an integrated oven and space for appliances, everything you need to cook meals for the family! Moving forward, you will be greeted by an excellent sized living room, fitted with a feature fireplace and dual aspect windows creating a light and airy space. This is perfect for cosy nights in with family and friends!

As you walk further you will find three generous bedrooms which have been lovingly maintained, one of them complimented wonderfully by patio doors giving access to the rear garden. The family shower room 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, the garden has been landscaped beautifully with a patio seating area and decorative gravel areas along with fence surround offering a degree of privacy. This property really is the whole package! To the front of the property also benefits from a generous sized driveway that allows parking space for multiple vehicles. Call now to book a viewing!!





#### Kitchen 7'10" x 11'2"

Complete with a range of matching cabinets, inset sink and drainer and integrated appliances. With a window to the side elevation and built in storage cupboards.

#### Living Room 11'0" x 19'1"

Spacious room with dual aspect windows to the front and side elevation.

#### Inner Hallway

With leading access to;

#### Bedroom One 7'11" x 14'6"

With a window to the rear elevation.

#### Bedroom Two 11'2" x 10'2"

Fitted with patio doors to the rear elevation giving access to the garden.

#### Bedroom Three 7'11" x 6'11"

With a window to the side elevation.

#### Shower Room 7'10" x 4'10"

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

#### Garage 8'7" x 17'1"

Accessible from the front elevation, fitted with an external door and window to the rear elevation.

#### Outside

To the front there are low maintenance shrubs with a private driveway allowing for off road parking. To the rear there is a patio seating area and decorative gravel with fence surround.









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>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>68</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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