



Offers Over £160,000

SANDRINGHAM DRIVE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8PN

**BuckleyBrown**  
ESTATE AGENTS



HOME SWEET HOME WITH THE ADDED BONUS OF NO CHAIN!!...This three bedroom family home is wonderful and we can't wait to show you around. Located in Mansfield Woodhouse within close proximity to the town centre and local transport links. You simply must view this one for yourself! Let's take a peek inside..

The ground floor welcomes you with spacious accommodation. Starting with the living room which is fitted with a feature fireplace, making this a lovely space to enjoy cosy nights in after a long day. Flowing through to the open plan kitchen dining room which is complimented with patio doors to the rear elevation. The dining room side presents ample furniture space, perfect for dinner parties! The kitchen offers a range of matching units, making it simple to show off your culinary skills.

The first floor hosts three generous sized bedrooms, all of which offer opportunity to add your own stamp. You'll even find fitted wardrobes in two of the bedrooms. Furthermore, the family shower room can be found just off the landing and complete with a three piece suite. What's not to love?

The outside of this property is bound to impress with decorative gravel frontage and well established garden to the rear. This includes a spacious patio seating area and lawn. Great space to host BBQs throughout the summer. To the rear there is parking and a garage, allowing space for ample off-road parking.

Call our team today to arrange a viewing!





**Entrance Hallway**

With access to;

**Living Room 11'11" x 13'10"**

Spacious living space with a window to the front elevation.

**Dining Room 5'2" x 9'6"**

Ample furniture space fitted with patio doors to the rear elevation.

**Kitchen 9'6" x 10'8"**

Complete with a range of matching cabinets, inset sink and drainer and decorative splashback tiles. There is also space and plumbing for a washing machine, with a window to the rear elevation.

**Landing**

With leading access to;

**Bedroom One 9'1" x 11'6"**

With a window to the front elevation.

**Bedroom Two 9'1" x 11'6"**

With built in wardrobes and a window to the rear elevation.

**Bedroom Three 6'10" x 9'3"**

With storage cupboard and a window to the front elevation.

**Shower Room 5'7" x 9'3"**

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

**Outside**

Decorative gravel frontage along with a generous garden to the rear. The rear garden is mainly laid to lawn with a patio seating area and fence surround.

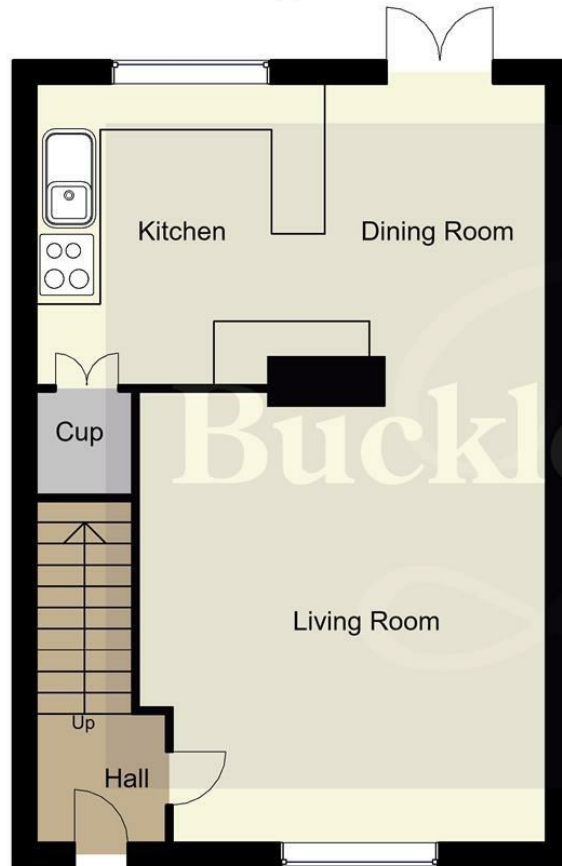
Additionally, there is a garage and parking to the rear.



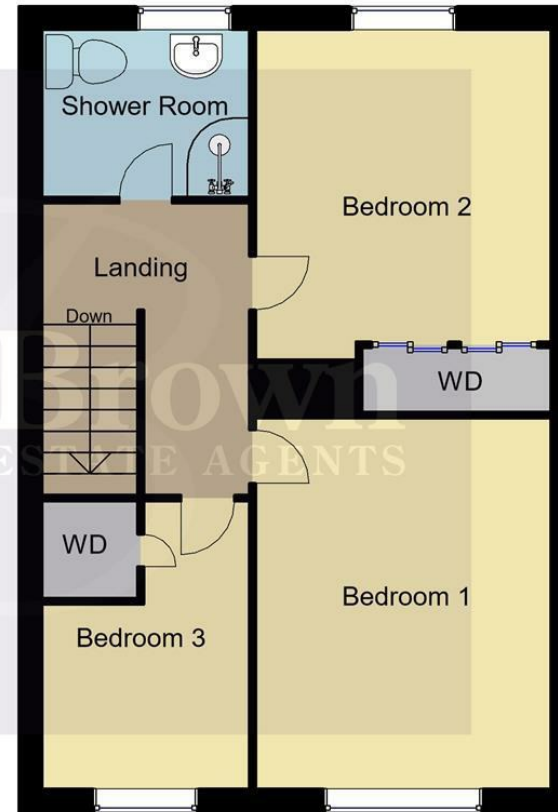




Ground Floor  
40 sq.mt / 430.55 sq.ft  
Approx



First Floor  
40 sq.mt / 430.55 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>			82
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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