



£750 Per Month

10 FINDERN COURT | | MANSFIELD | NG18 3QB

BuckleyBrown
ESTATE AGENTS

****DEPOSIT ALTERNATIVE AVAILABLE****

THE PERFECT FIND!... At Findern Court! This two bedroomed home is sure to impress. Located in a convenient part of Mansfield, with an excellent range of local amenities nearby and great transport links, this is perfect for anyone looking for that somewhere special to call home.

Let's head inside where you will be welcomed through the entrance porch which leads nicely to the light and airy hallway. As you walk further you will find a wonderfully bright and spacious lounge which is of a brilliant size and there is a set of double doors leading through to the conservatory, creating a lovely flow to the home! The conservatory complements this home just as well, with surrounding windows overlooking the garden and a door leading nicely outside, making it perfect for entertaining family and friends. Moving on from here you will find a second reception room, which offers plenty of versatility, but currently lends itself very well as a dining room, with plenty of room for a table and chairs. Leading off here is an attractive kitchen, fitted with a range of matching units and cabinetry and there is space and plumbing for a range of appliances too.

The first floor hosts two generous sized bedrooms with one of them benefitting from built in wardrobes. In addition there is a family bathroom just off the landing, as well as a separate WC for added convenience.

Outside you will find an easy to maintain frontage with a driveway to the front allowing ample off-street parking. To the rear there is an established garden. There is also a surrounding fence offering a degree of privacy. Ready to make this house your home? Call now to arrange a viewing!





Porch
With window to the front elevation and access to the storage cupboard and a separate door leading to;

Hallway
With staircase leading to the ground floor and access to;

Living Room 10'8" x 13'6"
With double doors leading through to the conservatory

Conservatory 8'5" x 9'3"
With surrounding windows overlooking the garden and a door leading nicely outside for added convenience.

Kitchen 9'6" x 9'9"
Complete with a range of matching units

and cabinets with work surface over and inset sink and drainer. With window to the front elevation

Dining Room 7'11" x 9'9"
With window to the rear elevation and a door leading nicely outside for added convenience

Landing 2'6" x 11'8"
With window to the front elevation, with cupboard for additional storage and access to;

WC
Complete with low flush WC and window to the front elevation

Bathroom 6'0" x 6'4"
Complete with panelled bath, wash hand basin and window to the front elevation



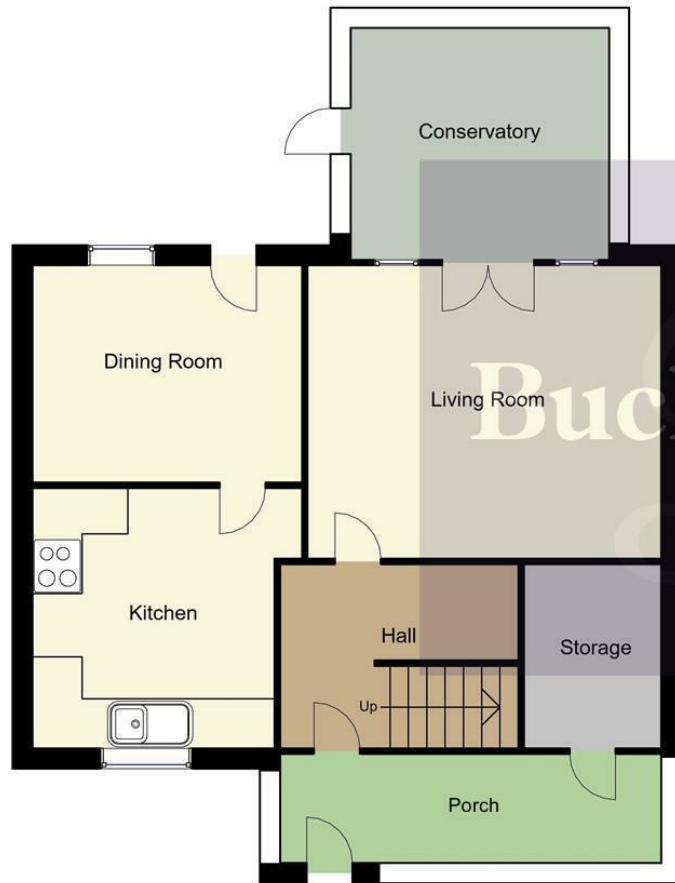
Bedroom One 11'5" x 11'9"
With built-in wardrobes and window to the rear elevation

Bedroom Two 11'3" x 11'7"
With window to the rear elevation

Outside
With an easy to maintain frontage and driveway to the front allowing for ample off-street parking. There is an established garden to the rear with mature shrubs and trees and surrounding fence offering a degree of privacy. There is also a shed for additional storage



Ground Floor:
56Sq.MT/602.78Sq.FT
Approx.



First Floor:
43Sq.MT/462.85Sq.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) A			88
(81-91) B		72	
(69-80) C			
(55-68) D			
(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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