



£240,000

STINTING LANE | SHIREBROOK | MANSFIELD | NG20 8EE

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ESTATE AGENTS

PICTURE PERFECT!...Comprising of generous proportions, a neutral style and accommodation finished to a superb standard throughout. This beautiful three bedroom, detached home offers the opportunity to make it your own. The location is also excellent, positioned in a highly sought-after location in Shirebrook within easy reach of the town centre and occupying a delightful plot the whole family will love!

Firstly, you will find the lounge that offers a spacious area perfect for cosy nights in, along with a window to the front elevation that allows a wealth of natural light through! Flowing nicely from here is an open plan lounge/dining room with neutral decor, laminate flooring and a great sense of space for you to utilise. Through the double doors is an additional conservatory which we are certain you'll love, fitted with patio doors giving access to the rear garden. The kitchen is bound to impress, boasting a superb range of attractive units, integrated appliances and ample worktop space for practicing your cooking skills! Not forgetting the utility and downstairs WC for added convenience.

Heading upstairs, you will be welcomed to three well-maintained bedrooms, all of which offer plenty of versatility. The master bedroom also benefits from a built in wardrobe and three piece ensuite. Furthermore, you'll find a generously sized bathroom just off the landing comprising of a stylish three piece suite and contemporary tiling.

The garden complements the home perfectly with a block paved driveway and garage to the front providing off-street parking. There is a spacious garden to the rear with a delightful patio seating area, lawn and fence surround. A perfect setting to take advantage of with family and friends. Call now to arrange a viewing!





#### Entrance hallway

With access to;

#### Living room 13'2" x 13'3"

With window to the front elevation and open plan to the dining room.

#### Dining room 7'8" x 7'11"

With patio doors to the rear giving access to the conservatory.

#### Kitchen 8'0" x 8'9"

Complete with a range of matching units and cabinetry, inset sink and drainer, integrated appliances. There is also a cupboard for additional storage and a window to the rear elevation.

#### Utility

With space and plumbing for a washing machine/tumble dryer. With door to the side elevation leading outside.

#### WC

With hand wash basin, low flush WC and window to the rear elevation.

#### Conservatory 9'8" x 10'0"

With surrounding windows and patio doors leading tot the garden.

#### Landing

With access to;

#### Bedroom one 10'11" x 13'4"

With window to the front elevation and a built in wardrobe. This bedroom also benefits from an en suite.

#### En Suite 4'7" x 6'3"

Three piece suite complete with hand wash basin, low flush WC and shower.

#### Bedroom two 9'8" x 15'6"

With window to the front elevation.

#### Bedroom three 5'3" x 12'0"

With window to the rear elevation.

#### Bathroom 5'3" x 9'10"

Three piece suite fitted with hand wash basin, low flush WC and bath with over head shower. There is also a cupboard for additional storage and window to the rear.

#### Outside

Spacious driveway to the front allowing for off road parking alongside a garage. (2.57 x 5.42). The rear garden is mainly laid to lawn with fence and wall surround offering a degree of privacy. With a spacious patio seating area, perfect for you to enjoy in the Summer!



Ground Floor:  
62Sq.MT/667.36Sq.FT  
Approx.



First Floor:  
49Sq.MT/527.43Sq.FT  
Approx.



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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.  
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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>82</b> |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  |                         |           |
| (55-68) <b>D</b>                            |  | <b>54</b>               |           |
| (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 |           |

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LANE | SHIREBROOK | MAN  
NG20 8EE



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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