



Offers Over £270,000 Freehold

96 SUTTON ROAD | | MANSFIELD | NG18 5EU

**BuckleyBrown**  
ESTATE AGENTS

WELCOMING AND WONDERFUL!...Positioned on a lovely plot in Mansfield is this neatly presented three bedroom detached bungalow which benefits from beautiful front and rear gardens and has been lovingly maintained, making it perfect for anyone looking to downsize and add their own stamp. When you pull up outside, we are sure you will be in agreement with us with how proudly this home stands. There is also the advantage of a driveway providing off-street parking and leading to a wonderful double garage. Prepare to fall in love...

Moving on inside, you will first of all you will be greeted by the fantastic entrance hall which is great size and is currently being used as a dining space. The kitchen which is complete with wall and base units and a work surface which provides ample preparation space as well as room for informal dining. The lounge continues to impress with its size and brightness thanks to the dual aspect windows including a beautiful bay to the front.

To complete the internal accommodation is three well proportioned bedrooms which could be used how you please, along with a modern shower room complete with a recently fitted suite. Outside you will find a well maintained front garden which offers lawn and ornamental borders. The rear is low maintenance having been laid with concrete paving.





**Porch**  
With uPVC door to the front, window and access to;

**Entrance Hall**  
With laminate flooring, picture rails, radiator and access to all further rooms.

**Living Room 12'8" 15'0"**  
With a feature gas fireplace, laminate flooring, radiator and windows to the front and side elevation.

**Kitchen 8'11" 14'10"**  
Complete with wall base and drawer units and work surfaces above. Appliances include an eye level double oven, gas hob and extractor above. There is space and plumbing for washing machine and

freestanding fridge freezer. The room is finished with tiled walls and floor, ample dining space, a window to the side elevation and a door to the rear garden.

**Shower Room 6'3" 9'2"**  
Fitted with a modern shower suite including a glass shower cubicle, low flush WC and pedestal hand wash basin. The room is finished with part tiled walls and floor, radiator and a window to the side elevation.

**Bedroom One 11'10" 11'10"**  
With laminate flooring, radiator, fitted wardrobes and a window to the front elevation.

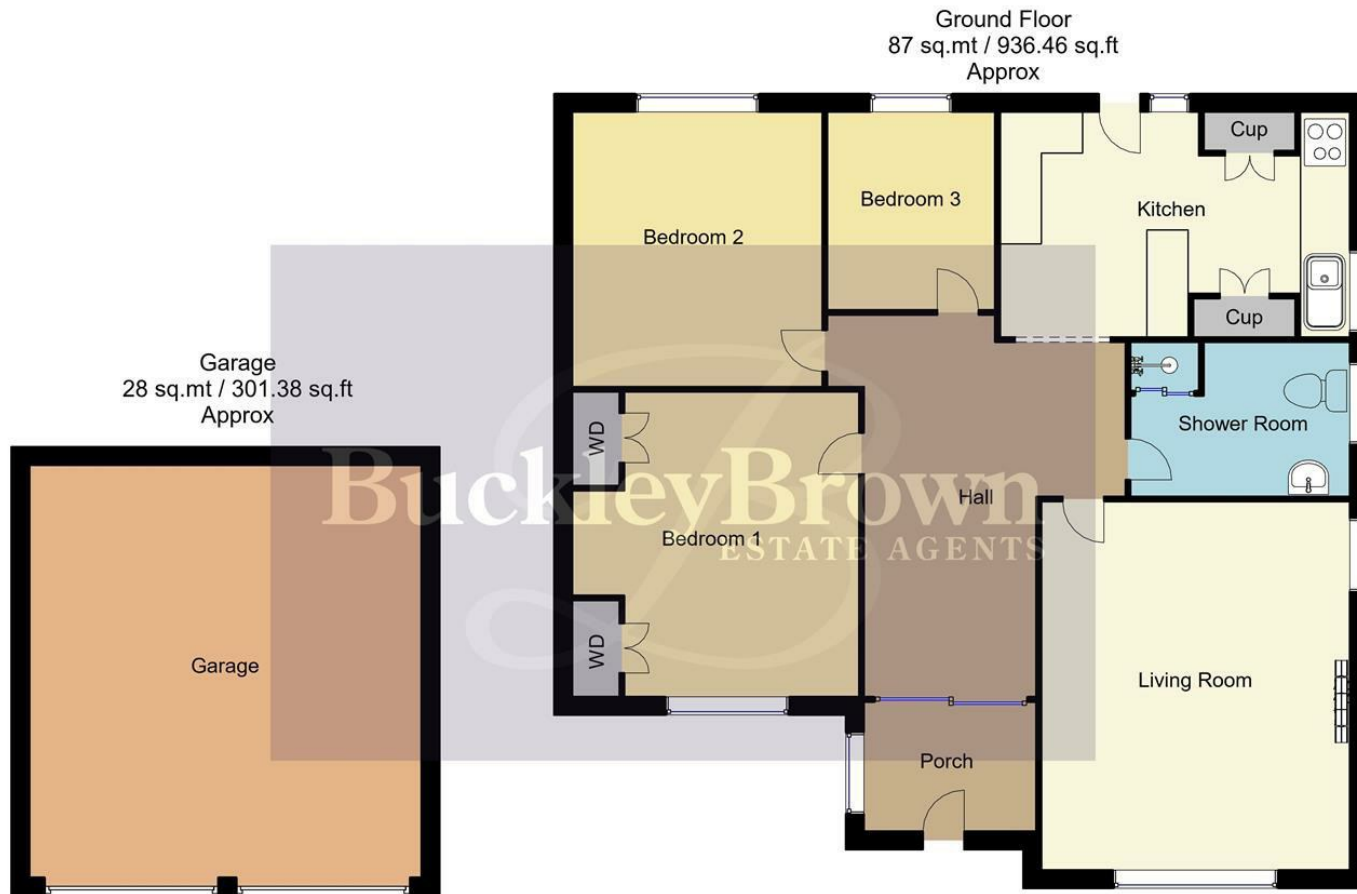
**Bedroom Two 10'4" 10'11"**  
With laminate flooring, radiator and a window to the rear elevation.



**Bedroom Three 6'10" 7'10"**  
With laminate flooring, radiator and a window to the rear elevation.

**Outside 15'7" 16'4"**  
Occupying a lovely plot with well maintained lawns and decorative borders at the front, a concrete driveway leading up the size of the property to the detached double garage. The rear is easily maintained being laid with concrete slabs.





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>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>62</b>	
(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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