



Offers Over £140,000 Freehold
THE KNOLL | MANSFIELD | NG18 5RB



YOU'LL LOVE THIS!...Welcome to this inviting three-bedroom home, ideally situated in a convenient area of Mansfield, just a stone's throw from local amenities and schools. This property offers an excellent canvas for a growing family or first time buyer to personalise!

As you step inside, you'll be greeted by a bay-fronted living room featuring neutral decor that enhances the warm and homely feel. This space is perfect for relaxing with family or entertaining guests. The kitchen is beautifully fitted with stylish cabinets and units, complemented by ample work surface space. It includes plumbing for a washing machine and plenty of room for a dining set, making it an ideal spot for family meals and gatherings.

The first floor hosts three well-proportioned bedrooms, providing plenty of space for family members or guests. A family bathroom is also located off the landing fitted with a three piece suite in white!

Outside, the property boasts a driveway providing off-street parking. To the rear, there is an enclosed garden featuring a patio area, mature shrubbery, and a well-maintained lawn, perfect for outdoor activities and relaxation.

Don't miss the opportunity to make it your own!





Living Room 10'3" x 16'6"
With carpet to flooring, central heating radiator, coving and bay window.

Kitchen/Dining Room 10'0" x 16'6"
Fitted with an integrated oven, work surface, gas hob, extractor fan, inset sink with mixer tap above, plumbing for a washing machine, coving, central heating radiator and a door leading out to the rear garden.

Bedroom One 10'2" x 10'5"
With carpet to flooring, central heating radiator, coving and a window to the front elevation.

Bedroom Two 9'11" x 10'5"
With carpet to flooring, central heating radiator, coving and a window to the rear elevation.

Bedroom Three/ Study 5'8" x 6'11"
With carpet to flooring and window to the front elevation.

Bathroom 4'5" x 8'2"
Complete with a panelled bath, overhead shower, low flush WC, pedestal sink, full height tiling and an opaque window.

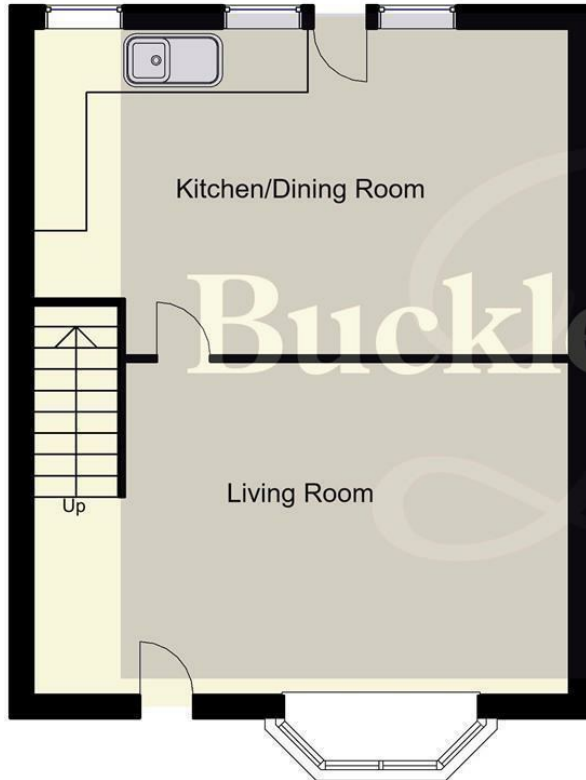
Outside
With a driveway providing off-street



parking. There is an enclosed garden to the rear with a patio area, mature shrubbery and lawn.



Ground Floor
37 sq.mt / 398.26 sq.ft
Approx



First Floor
37 sq.mt / 398.26 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) A			87
(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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