



£245,000 Freehold

7 THE SPINNEY | SHIREBROOK | MANSFIELD | NG20 8DY

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!...This beautiful bungalow, located in the convenient area of Shirebrook, is bound to impress. Boasting a spacious and well-presented interior, this property would make the perfect home to downsize to.

Upon entering the bungalow, you will be greeted by a generously sized kitchen, featuring ample storage space and plenty of room to cook. The kitchen's generous size ensures it is the perfect hub for culinary creativity. Following on, you will find the beautiful, light and airy living space that radiates a relaxing ambiance, perfect for unwinding after a long day. The living room's welcoming atmosphere sets the tone for the rest of this charming home.

Next up is the hallway leading to three delightful bedrooms, each boasting a great blank canvas for adding your own personal touch. Finishing off this gorgeous property is a large, accessible bathroom fitted with a three piece suite. The bathroom boasts a beautiful neutral colour palette, ensuring it complements any style of decor effortlessly.

Heading outside, you will be met with a delightful garden and a spacious shed, featuring a wonderful wood finish that adds a touch of rustic charm. The outdoor space offers a lovely setting, perfect for gardening or those who simply enjoy spending time outdoors.





Living Room

With carpet to flooring, central heating radiator and bay window to the front elevation.

Kitchen

Fitted with neutral toned wall and base units, work surface, integrated oven, microwave, extractor fan, inset sink with mixer tap above, tiled walls, plumbing for a washing machine and dual aspect windows.

Bedroom One

With carpet to flooring, central heating radiator and window to the rear elevation.

Bedroom Two

With carpet to flooring, central heating radiator and window to the rear elevation.

Bedroom Three

With carpet to flooring, central heating radiator and window to the side elevation.

Shower Room

Wet room with a low flush WC, wash hand basin, full height tiling and shower. Along with an opaque window.

Outside

With a driveway to the front elevation providing off-street parking and a detached garage.





Ground Floor
71Sq.m/765.10Sq.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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		69	
(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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