



£239,950 Freehold

7 THE SPINNEY | SHIREBROOK | MANSFIELD | NG20 8DY

**BuckleyBrown**  
ESTATE AGENTS



**\*\* NO UPWARD CHAIN \*\* 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 10'4" x 15'10"

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

### Kitchen 10'2" x 15'10"

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 10'4" x 11'7"

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

### Bedroom Two 10'3" x 11'7"

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

### Bedroom Three 7'11" x 10'4"

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

### Shower Room 6'11" x 7'0"

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.

CC Ltd ©2018

**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>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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



7 THE SPINNEY  
SHIREBROOK  
MANSFIELD  
DERBYSHIRE  
NG20 8DY



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)

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.

**BuckleyBrown**  
ESTATE AGENTS