



£795

8 THE MOUNT | FOREST TOWN | MANSFIELD | NG19 0LA

**BuckleyBrown**  
ESTATE AGENTS



ONE TO IMPRESS!... This terrific three-bedroom home, located in the highly popular and sought after area of Forest Town is not one to miss! Boasting a spacious and well-presented interior, this semi-detached property is perfect for growing families, and is situated nearby to local shops and amenities. Let's take a look inside..

The ground floor welcomes you to a spacious kitchen/diner where you'll love cooking up tasty meals. There's a range of units to utilise, along with ample worktop space to show off your culinary skills. There's also access out to the rear garden from here- perfect when entertaining! Just next door is the impressive lounge where you'll love settling down after a long day. There's a great window here that allows a wealth of natural light through, providing you with a superb space to put your feet up and catch up with the latest TV series!

The first floor hosts three excellent bedrooms, all of which have been kept to a high standard throughout. Each provides you with a fantastic amount of space for furnishings, perfect for settling down and relaxing. Additionally, the bathroom can be found just off the landing and is complete with a three piece suite in white.

Heading outside, you will be presented with a terrific, easy-care rear garden that benefits from decorative pebbling and a decked seating area perfect for enjoying an evening drink or bite to eat in the warmer months. To the front of the property is a low-maintenance lawn alongside a private driveway that provides space for handy off-road parking.

You don't want to miss out on this one! Call our team today and book in a viewing!



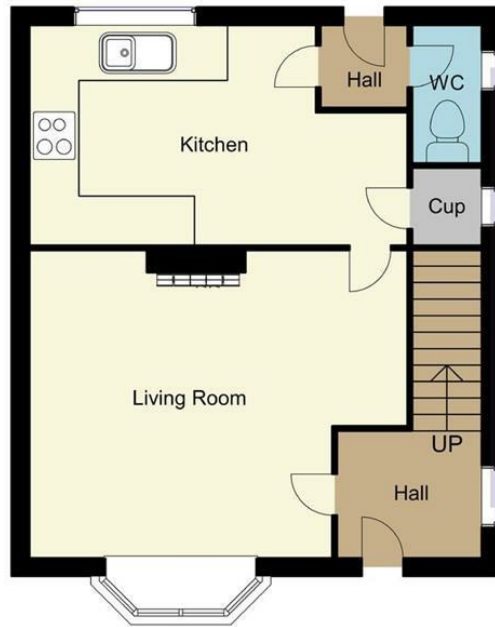




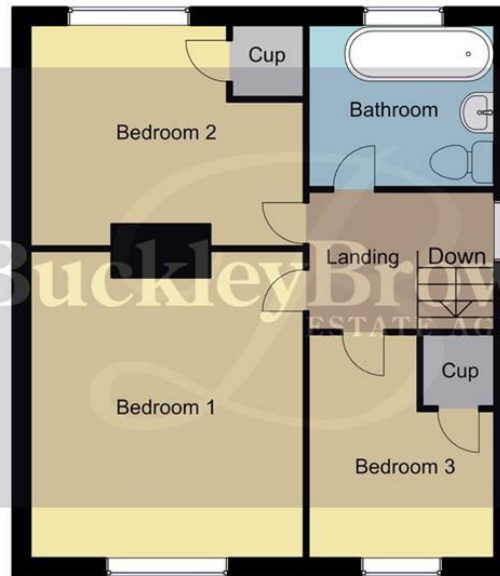




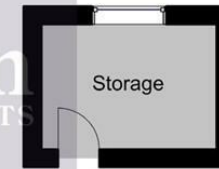
Ground Floor  
41 sq.m / 439.68 sq.ft  
Approx.



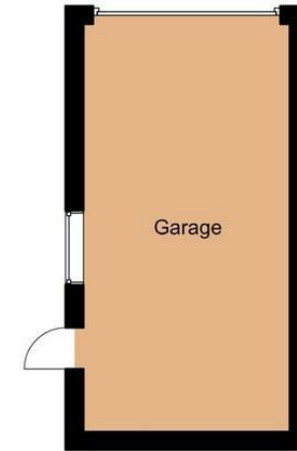
First Floor  
41 sq.m / 439.68 sq.ft  
Approx.



Storage  
5 sq.m / 53.73 sq.ft  
Approx.



Garage  
16 sq.m / 170.25 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. Specially 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) A			
(81-91) B		81	84
(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	

8 THE MOUNT  
FOREST TOWN  
MANSFIELD  
NOTTINGHAMSHIRE  
NG19 0LA



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

**BuckleyBrown**  
ESTATE AGENTS

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.