



WOODLANDS WAY | WARSOP | MANSFIELD | NG20 0FN

**BuckleyBrown**  
ESTATE AGENTS



YOUR FOREVER HOME!! Prepare to fall head over heels for this two-bedroom semi-detached bungalow which boasts incredible accommodation throughout. Comprising a well-presented and spacious interior, this property has been kept to a fantastic standard by its current owner and is guaranteed to impress upon viewing! Let's take a look inside..

As you walk inside, you will firstly be welcomed into the family lounge, hosting ample space for homely furnishings. The feature fireplace creates a warm and cosy atmosphere. The modern kitchen is fitted with cabinetry and units, together with integrated appliances.

From the inner hallway, you will be impressed by the size of both bedrooms. There is so much space to get creative here! The bathroom hosts a four-piece suite including a separate shower cubicle. This residence has been lovingly maintained by its owners and is a move in ready home!

Heading outside, you will discover a delightful rear garden, complete with artificial grass and a patio area. Not to mention a shed for handy storage. To the front of the property offers a car port with a driveway, providing off-road parking for multiple cars. You don't want to miss out on this home, so call now to arrange a viewing!





### Hall

With access to;

### Lounge 13'3" x 14'1"

With a feature fireplace and bay window to front elevation.

### Kitchen 9'10" x 10'11"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink. Including integrated appliances and window to rear elevation.

### Bedroom One 8'6" x 11'8"

With window to front elevation. Including fitted wardrobes.

### Bedroom Two 8'5" x 11'8"

With window to front elevation.

### Bathroom 6'11" x 8'10"

Including a four-piece suite. With window to rear elevation.

### Outside

Including an artificial lawn with patio area to the rear. With a carport to the front with parking for three cars.





Ground Floor  
66sq.m / 709.59sq.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.  
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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>91</b>
(81-91) <b>B</b>		<b>75</b>	
(69-80) <b>C</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	



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

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