



£170,000

RECREATION ROAD | NEW HOUGHTON | MANSFIELD | NG19 8TL

BuckleyBrown
ESTATE AGENTS

YOUR NEW JOURNEY AWAITS!... Step inside this impressive three-bedroom family home, based in New Houghton, close to local shops and amenities. Comprising a well-presented interior with plenty of great features throughout, this semi-detached property will definitely make the ideal family home! Why not take a look inside and see for yourself?....

Upon entry, you will be welcomed into the hallway, which leads nicely into the open plan living room/diner. This space is just wonderful and really boasts a warm, homely environment where you will love spending your time. This room benefits from a feature fireplace and plenty of space for a dining table where you can enjoy sit down meals with the family. And with windows to the front and rear, this space has a wealth of light that is highly inviting! You'll find the kitchen just next door, which comes complete with a range of matching units and cabinets where you can prepare meals for family and friends. Together with a door leading outside.

Ready to head upstairs? From here, you will gain access to three well-proportioned bedrooms, all of which are versatile and allow you to add your own stamp. Additionally, there is a welcoming, neutral bathroom complete with a suite in white, including a bath, which is just perfect for unwinding in after a long day.

Outside, there is a block-paved driveway providing off-street parking and a garage. There is an established garden to the rear with a paved area, lawn, mature shrubbery, and a fence surround. This home won't be around for long, so call today to book a viewing!





Living Room 9'9" x 12'3"
With laminate flooring, central heating radiator, coving, feature fireplace and window to the front elevation.

Dining Room 8'6" x 10'7"
With laminate flooring, central heating radiator and window to the rear elevation.

Kitchen 9'8" x 13'3"
Fitted with shaker style wall and base units, work surface, space for a rangemaster cooker, extractor fan, inset sink with mixer tap above, plumbing for a washing machine,

coving, central heating radiator, window to the rear elevation and door leading outside.

Bedroom One 9'0" x 11'3"
With laminate flooring, central heating radiator and window to the front elevation.

Bedroom Two 9'0" x 11'3"
With laminate flooring, central heating radiator, coving, fitted wardrobe and window to the rear elevation.

Bedroom Three 6'7" x 8'0"
With carpet to flooring, central heating, fitted wardrobe and window to the front elevation.

Bathroom 6'2" x 6'7"
Complete with a bath, wash and basin, low flush WC, vanity storage, full height tiling and an opaque window.

Outside
With a block paved driveway providing off-street parking and garage. There is an established garden to the rear with paved area, lawn, mature shrubbery and a fence surround.



Ground Floor
56sq.m / 604.06sq.ft
Approx.



First Floor
37sq.m / 393.70sq.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			86
(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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