

Price £130,000 Freehold

15 LINDEN STREET | | MANSFIELD | NG19 7EG

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STEP ONTO THE PROPERTY LADDER... You could move straight into this two bedroom mid terrace home which has been extensively renovated throughout with modern fixtures and fittings, full rewiring and tasteful decor and we believe it's perfect for a couple, family or buy-to-let investor alike. Positioned just off Chesterfield Road South, you're in the heart of all amenities being only a short walk from the town centre.

As soon as you walk in, you can clearly see the quality of work conducted and the amount of time the current owner has put into this house to make it a family home. Let's head into the family lounge which has a lovely cosy feel and is excellent for relaxing in front of the TV with family. From here you'll find the beautiful newly fitted kitchen which has been complete with modern high gloss units and attractive work surfaces which continue around into a useful breakfast bar. Further to this is a matching utility room which also gives access to the rear garden.

The first floor hosts the first of two bedrooms, it's a great size and has tonnes of natural light flooding in. You'll also find the newly fitted bathroom which offers a stunning four piece suite in white. The second floor is home to the master bedroom which is also a great size and offers ample space for furniture.

Outside you'll find a fantastic garden which is mainly laid to lawn with mature borders. This one is too good to miss, call today!



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 a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is given on the total square footage of the property if quoted on the plan on a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specially no guarantee is given on the total square footage of the property if quoted on the plan. CC Lic 02/18

#### Living Room 11'8" x 11'10"

With carpet flooring, radiator and a window to the front elevation.

#### Kitchen 9'1" x 10'2"

Fitted with a range of modern high gloss wall, base and drawer units and contrasting work surfaces which lead into a breakfast bar. Appliances include an integrated oven, hob, extractor and a sink inset. The room is finished with LVT flooring, radiator and a window to the rear elevation.

#### Utility 6'5" x 6'10"

Complete with match units and work surface as the kitchen with space for a washing machine and tumble dryer. Further to this is a integrated dishwasher. There is LVT flooring, window and door to access the rear garden.

#### Bedroom Two 11'10" x 11'8"

With carpet flooring and a window to the front elevation.

#### Bathroom 6'5" x 10'2"

Complete with a four piece suite which

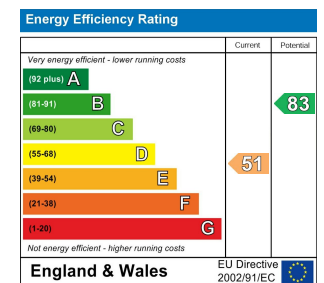
includes a low flush WC, wash basin set into a vanity unit, panelled and a glass shower cubicle. Finished with part tiled walls and a window to the rear elevation.

#### Master Bedroom 11'8" x 15'5"

With carpet flooring, radiator and a window to the front elevation.

#### Outside

A private rear garden with lawn stretching to the rear boundary and mature shrub borders.



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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.

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