



OAK TREE LANE | | MANSFIELD | NG18 3HR

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE £290,000 - £300,000** A SUPERB FAMILY HOME..... We welcome to this excellent four-bedroom detached property. Positioned in a quiet and convenient area of Mansfield. This house is a real beauty and offers an exquisite layout, local amenities and a stunning rear garden. This residence has been extended and fully renovated inside and out, not to mention having new windows and french doors. Let's take a look around...

The welcoming ground floor offers access to a spacious and well-kept living room which comprising an electric flame fire, giving off a warm and inviting feel. The dining area being open-plan and hosting French doors creates an abundance of space to add all of your homely furnishings. The modern kitchen hosts a wonderful range of shaker style units and cabinetry with work surfaces over, an integrated double oven and a dishwasher. Not to mention the handy side door which allows access to the porch. Completing the floor is the WC for added convenience.

Heading up to the first floor, you will discover four bedrooms which have been well-kept and providing ample space to add your own stamp. The family bathroom provides a three-piece suite including a bath with a shower above. These are all in excellent condition.

Outside, the residence boasts a very spacious and enclosed south facing garden with a well-kept lawn area and a patio seating area, perfect for BBQs in the summer months. This could be a terrific space for family and friends to unwind. The front of the house also features a garage and a driveway offering private parking for multiple cars. This property has been lovingly maintained by its owner and would make the perfect forever home. Call today to arrange a viewing!





Hall

With access to;

Lounge/Dining Room 11'0" x 11'8"/11'6" x 11'8"

With window to front elevation and french doors to the rear elevation.

Kitchen 8'3" x 12'7"

Complete with a range of matching units and cabinetry, with complementary work surface over and inset sink.

WC 2'8" x 7'6"

With window to side elevation. Include a low flush WC and hand wash basin.

Landing

With access to;

Bedroom One 11'8" x 12'8"

With dual aspect windows.

Bedroom Two 9'2" x 12'7"

With window to rear elevation.

Bedroom Three 9'7" x 11'8"

With window to front elevation.

Bedroom Four 8'3" x 8'9"

With window to rear elevation.

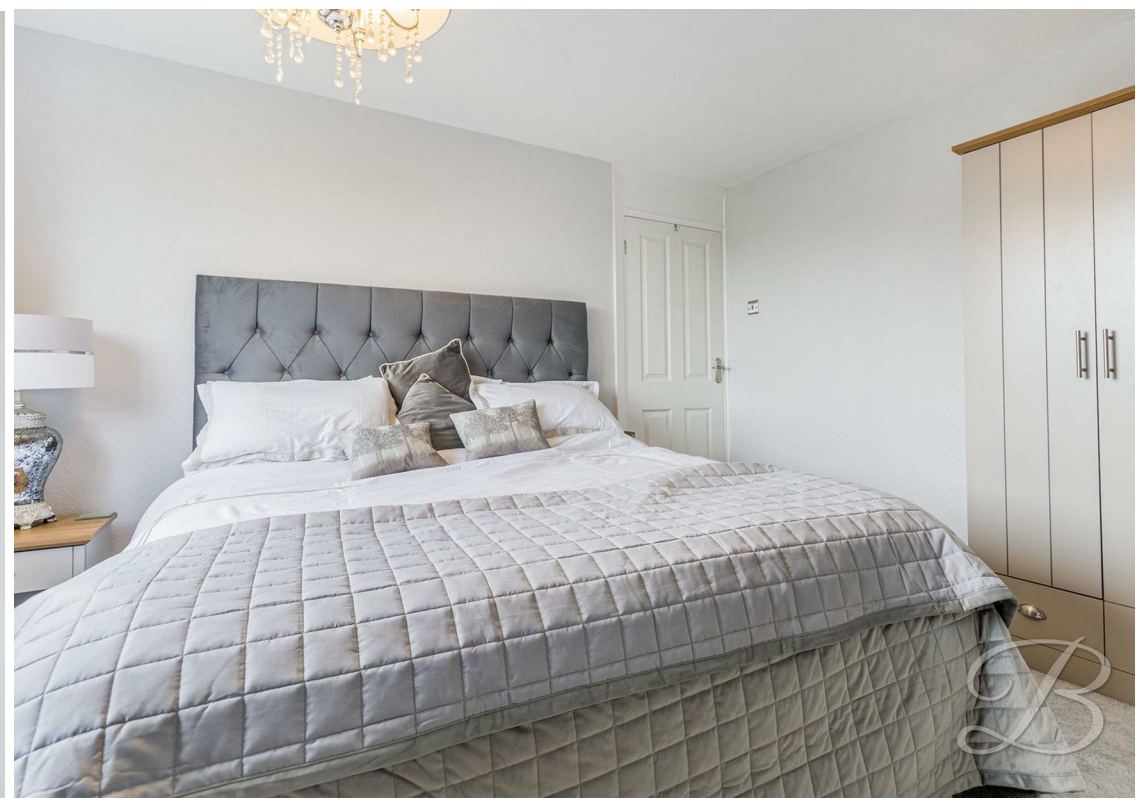
Bathroom 5'6" x 8'3"

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

Outside

Including an enclosed and private garden with a well-maintained lawn and patio

area to the rear. With a garage and driveway to the front offering parking for multiple cars.





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			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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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