



Price £200,000 Freehold

15 MORGANA ROAD | MANSFIELD | NG19 6FT

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ESTATE AGENTS

YOUR NEXT MOVE!..This immaculate property boasts a pristine condition that is immediately noticeable upon entry. Located near to the town centre, this home is conveniently situated close to local amenities and schools, making it an ideal home for families or couples. The property is blessed with some boastful features such as modern fixtures and fittings, two allocated parking spaces and a beautiful garden, which can be a perfect spot for outdoor activities.

As you enter you will be greeted by the entrance hall, immediately from here comprises a bright and airy living room that is a perfect place for relaxation or family gatherings. The kitchen is another highlight of this property. Fitted with a beautiful range of wall and base units, and featuring direct access onto the rear garden. This feature is perfect for those summer months when you can cook while simultaneously enjoying the outdoor space.

The property features a total of three bedrooms. The master bedroom is situated on the top floor and is incredibly spacious, providing ample room for a king-sized bed and furniture, and having the luxury of its own en suite. While the second bedroom can comfortably accommodate a double bed. The third bedroom is a single, ideal for a child or potentially as a home office.

In addition to the bedrooms, the property includes two bathrooms. The first is a modern bathroom that has been finished to a high standard. The en-suite is in immaculate condition, mirroring the overall pristine state of the property.

In conclusion, this end of terrace home offers a perfect blend of comfort, functionality, and convenience. Its immaculate condition, coupled with its unique features and ideal location, make it a truly desirable residence.

Dont miss out. Call today to view!



Entrance Hall

With tiled flooring and a central heating radiator. Door provides access into;

Living Room 11'10" x 14'9"

The living room is bright and airy, and laid with laminate flooring. With a window to the front elevation, a central heating radiator and a useful under-stairs storage cupboard.

Inner Hall

With stairs rising to the first floor. Doors provide access into;

Kitchen 11'10" x 8'9"

The kitchen is fitted with a beautiful range of wall and base units with sink and drainer set into work surface. There are a range of integrated appliances which include a fridge/freezer, washing machine, electric double oven and an electric hob with an extractor fan over. With a window to the rear elevation and a central heating radiator. There are french patio doors leading out onto the garden, which flood the room with light.

Downstairs WC

Fitted with a low level WC and pedestal hand wash basin. With a central heating radiator.

First Floor Landing 3'0" x 8'0"

Laid with carpet flooring. With a central heating radiator and stairs rising to the second floor. Doors provide access into;

Bedroom Two 11'10" x 10'5"

The second bedroom is of a generous size and is laid with carpet flooring. With two windows to the front elevation and a central heating radiator.

Bedroom Three 11'10" x 8'10"

Currently being used as a dressing room, the third bedroom is also of a generous size. With a window to the rear elevation and a central heating radiator.

Bathroom 8'10" x 7'10"

The bathroom is fitted with a stunning suite in white comprising low level WC, pedestal hand wash basin and a panelled bath with shower over with complimentary tiled splash back. With an opaque window to the side elevation and a central heating radiator.

Second Floor Landing

A door provides access into the master bedroom. There is also a storage cupboard.

Bedroom One 8'7" x 17'2"

The master bedroom is impressive,



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 figures 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 purchaser. Specific 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 purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on the plan. CC Lic 02019

offering both space in abundance and privacy. With a window to the front elevation and a central heating radiator. Door provides access into the en suite.

En Suite 11'1" x 4'11"

The en suite is fitted with a suite in white comprising low level WC, pedestal hand wash basin and a single shower cubicle. With a Velux window to the rear elevation and a central heating radiator.

Outside

There are two allocated parking spaces to the front, allowing for off-street parking.

The rear garden features a patio area, perfect for socialising with friends and family during those Summer days, separated with a picket fence. The rest is mainly laid to lawn.

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			95
(92 plus) A		84	
(81-91) B			
(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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