



Offers Over £145,000

PINXTON COURT | MANSFIELD | NG18 3RS

BuckleyBrown
ESTATE AGENTS

DON'T MISS OUT!...This three-bedroom detached property occupies a spacious plot and may be exactly what you're looking for! This home is full of potential, with modernisation, we are certain this home will tick all the boxes! The location is convenient too, positioned nicely with amenities right on the doorstep, local schools, and transport links into the Mansfield town centre. Boasting a fantastic opportunity for an investor to add to their portfolio, or a potential buyer who has a keen eye for renovating!

Upon entry, you'll be guided nicely into the hallway, where you'll have access to a useful WC and versatile storage cupboard, which can be utilised as a pantry or utility space. From here, you can gain access to the open-plan living space, which flows seamlessly to the dining room. Offering a great amount of room for all of your furnishings and potential to personalise to your own taste. In addition, there are handy sliding doors leading well into the rear garden. Just opposite here is a well-sized kitchen with matching cabinetry, work surface, and Rangemaster cooker. Together with plumbing for a range of appliances and space for an American style fridge freezer.

Move up to the first floor, where you'll find three flexible bedrooms to be utilised to your own advantage. Completing this floor is the family bathroom, fitted with a panelled bath, wash hand basin with vanity storage, and separate shower.

Outside hosts a gravelled frontage. There is also a well-sized garden to the rear with two decking areas and side access, which is currently being utilised as a storage shed. So what are you waiting for? Call now to book a viewing!





Entrance Hallway
 With central heating radiator, two storage cupboards, one of which is spacious and can be utilised as a pantry or utility room. With a carpeted staircase leading to the first floor.

Living Room 12'6" x 10'1"
 With laminate flooring, central heating radiator and dual aspect windows. Open plan layout leading to a carpeted area with central heating radiator.

Dining Room 8'10" x 10'1"
 With coving, central heating radiator and sliding doors leading outside.

Kitchen 7'4" x 17'8"
 Fitted with matching wall and base units, work surface, splash back, extractor fan, inset sink with mixer tap above, Rangemaster cooker, plumbing for a dishwasher and washing machine. With space for an American fridge freezer and window to the front elevation.

WC
 Fitted with a low flush WC, wash hand basin and an opaque window.

Landing 12'11" x 5'5"
 With laminate flooring and access to;



Bedroom One 12'5" x 10'3"
 With laminate flooring, central heating radiator and window to the rear elevation.

Bedroom Two 8'11" x 10'5"
 With laminate flooring, central heating radiator and window to the rear elevation.

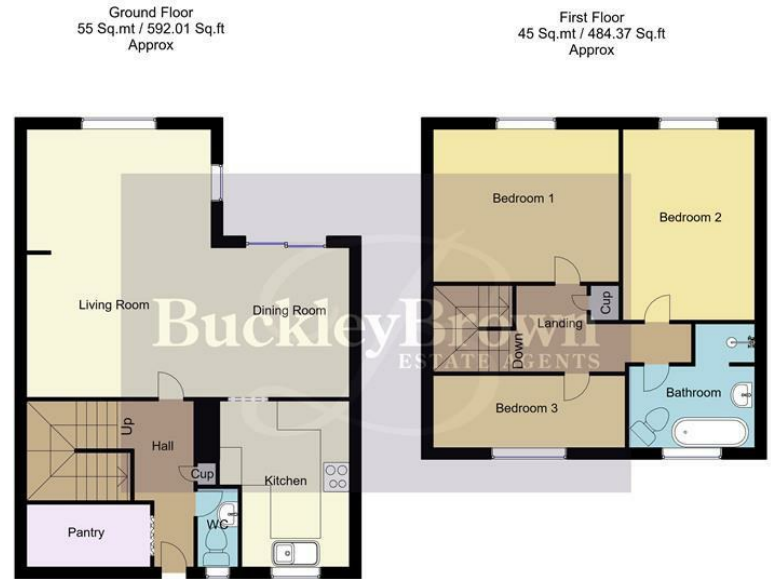
Bedroom Three 12'11" x 5'1"
 With laminate flooring, central heating radiator and window to the front elevation.

Bathroom 8'7" x 5'8"
 Complete with a panelled bath, low flush WC, wash hand basin with

vanity storage, walk-in shower, heated towel rail and an opaque window.

Outside
 With a gravelled frontage. There is an enclosed garden to the rear with two decking areas, side access which is currently being utilised as a shed.





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.
CC Ltd ©2018

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 | | | |
| (81-91) B | | 86 | 88 |
| (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 | |

PINXTON COURT
MANSFIELD
NG18 3RS



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



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.