



Offers Over £210,000 Freehold

LEEMING LANE SOUTH | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AX

**BuckleyBrown**  
ESTATE AGENTS

THE PERFECT PROJECT... is exactly what we think of this wonderful two bedroom detached bungalow. Situated in Mansfield Woodhouse, upon one of the main bus route to the town centre, it's sure to impress with it's well thought out layout, spacious rooms and incredible plot with field views to the side.

Upon entry there is a welcoming entrance hallway which is the central point of the living accommodation. The lounge is an impressive size with plenty of natural light thanks to the four dual aspect windows on offer. There is ample space for seating and dining in this room. Next is the kitchen which is complete with a range of fitted units and an entrance door to the side aspect for convenience.

There are two double bedrooms both of which offer wardrobe space and overlook the rear garden. To complete the accommodation is a family bathroom which is complete with a suite in white.





#### Entrance Hallway

With carpet flooring, radiator and access to;

#### Living Room

With carpet flooring, feature gas fireplace with brick surround, radiator and windows to both the front and side aspect.

#### Kitchen

Complete with wooden wall, base and drawer units with work surfaces above and a sink and drainer inset. There is space and plumbing for a washing machine and freestanding oven. The room is finished with carpet flooring, wood burning stove and a window and door to the rear.

#### Bedroom One

With carpet flooring, fitted wardrobes, radiator and a window to the rear aspect.

#### Bedroom Two

With carpet flooring, fitted wardrobes, radiator and a window to the rear aspect.

#### Bathroom

Complete with a three piece suite including a low flush WC, hand wash basin and panelled bath with a shower above. Finished with tiled walls, flooring, radiator, storage cupboard and a window to the side aspect.

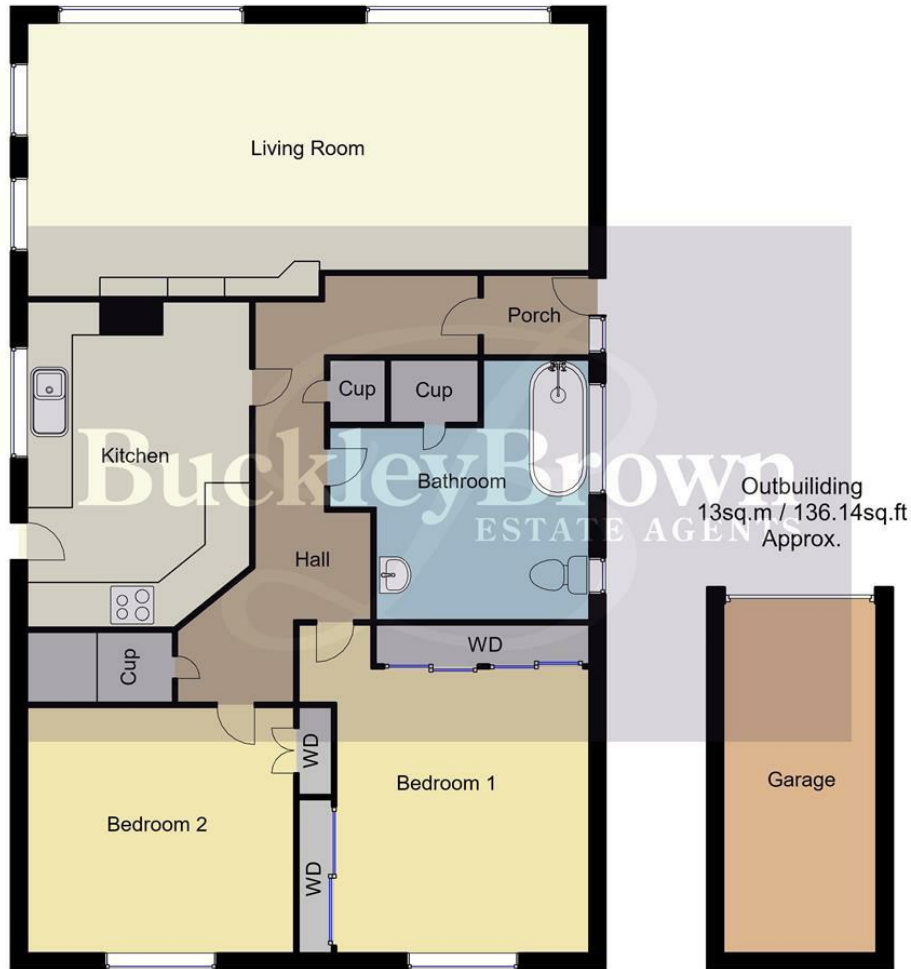
#### Outside



There is a block paved driveway to the front leading to a tandem garage. The enclosed rear garden offers great potential to create your own oasis.



Ground Floor  
102 sq.mt / 1097.92 sq.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.  
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
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

57A LEEMING LANE SOUTH  
MANSFIELD WOODHOUSE  
MANSFIELD  
NG19 9AX



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.