



STAINFORTH STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AR

**BuckleyBrown**  
ESTATE AGENTS

GET ON THE PROPERTY LADDER!!.. This three-bedroom, semi-detached property is located in the convenient area of Mansfield Woodhouse. Positioned conveniently a short distance from schools and amenities, this would make the perfect first home for any growing family. Let's take a look inside...

Upon entry, you will be presented with a simple yet effective layout. Starting with the lovely living room, which offers plenty of space for homely furnishings. The bay window really opens this room up providing a bright and airy atmosphere. There is access from here to the dining area. This room provides space for a good-sized dining room table and chairs for sit down family meals. Next door, you will find the kitchen includes a range of cabinetry and work surfaces with space for appliances.

Like what you see so far? Let's take a walk upstairs, where you will be just as impressed! From the landing, you'll have access to three well-sized bedrooms with space for all of your homely furnishings. The family shower room completes the floor and comprises a three-piece suite. This property has so much potential to become your dream forever home.

Heading outside, you will be met with a private and spacious garden, perfect for hosting family bbq's or evening drinks. This property also accommodates a driveway to the front with off road parking for added convenience. Call now to book a viewing!!





#### Hall

With access to;

Living Room 11'3" x 11'8"

Including a bay window to front elevation.

Dining Room 11'3" x 15'2"

Including window to side elevation.

Kitchen 12'1" x 14'3"

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

#### Landing

With access to;

Bedroom One 11'3" x 11'11"

With window to front elevation.

Bedroom Two 8'8" x 12'5"

With windows to rear elevation.

Bedroom Three 6'9" x 11'1"

With window to rear elevation.

Shower Room 5'2" x 8'2"

Including a three-piece suite with a double shower, and hand wash basin and low flush WC.

#### Outside

Comprising a private garden with a lovely lawn and a summer house with planted trees and shrubs. Including a private driveway to the front with parking for two cars.



Ground Floor  
51sq.m / 552.80sq.ft  
Approx.

First Floor  
44sq.m / 471.98sq.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.  
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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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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