



£995 Per Month

8 LOCHBUIE COURT | | MANSFIELD | NG18 2BR

**BuckleyBrown**  
ESTATE AGENTS

WARM AND WELCOMING! We are so excited to bring to market this exciting two-bedroom home! If you're looking for a property that is full of style, with a well-presented and spacious interior and a garden to match, you're in luck! This property is sure to tick all your boxes and is situated in the most convenient location, with close links to the town centre, local shops and amenities. We can't wait for you to see this one so come inside and take a look around...

Upon entry, you will be welcomed into the beautifully styled ground floor, which leads you nicely into the gorgeous and modern, open plan kitchen/diner. This space comes complete with a range of stunning units and cabinets and is definitely one you will be excited to be in! There is room in abundance here, with plenty of space to set up your own dining sets. You'll also find double doors leading out onto the garden, making this an excellent space for entertaining too. Step into the living room from here where you'll be greeted by a wonderful, homely area where you will instantly notice the marvellous log burner which is a real eye-catcher and certainly provides you with warmth in the colder months. There are also double doors here which also give you access to the garden, whilst providing the living space with a wealth of light!

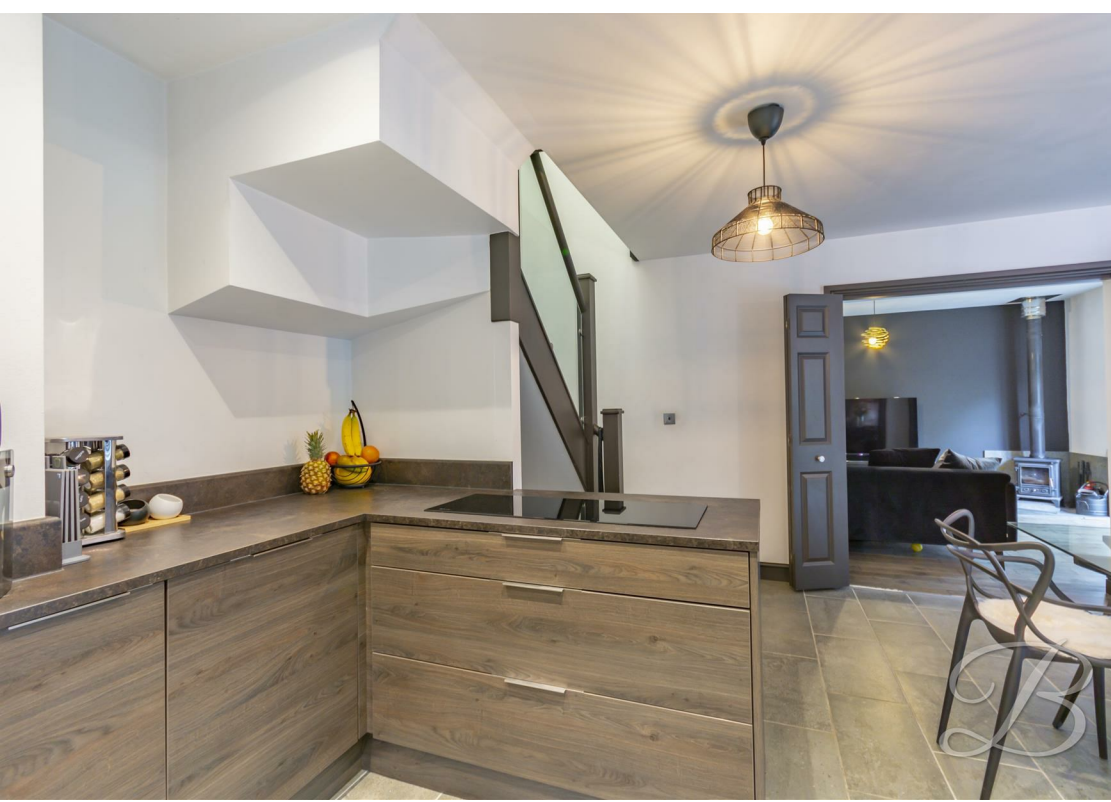
Love everything you've seen? We just knew you would! Let's head upstairs now where you will be just as impressed with two double bedrooms, both of which have been kept to an excellent standard throughout. Both rooms have access to their own ensuite, with the second bedroom even featuring its own fitted, sliding door wardrobes! What more could you ask for?!

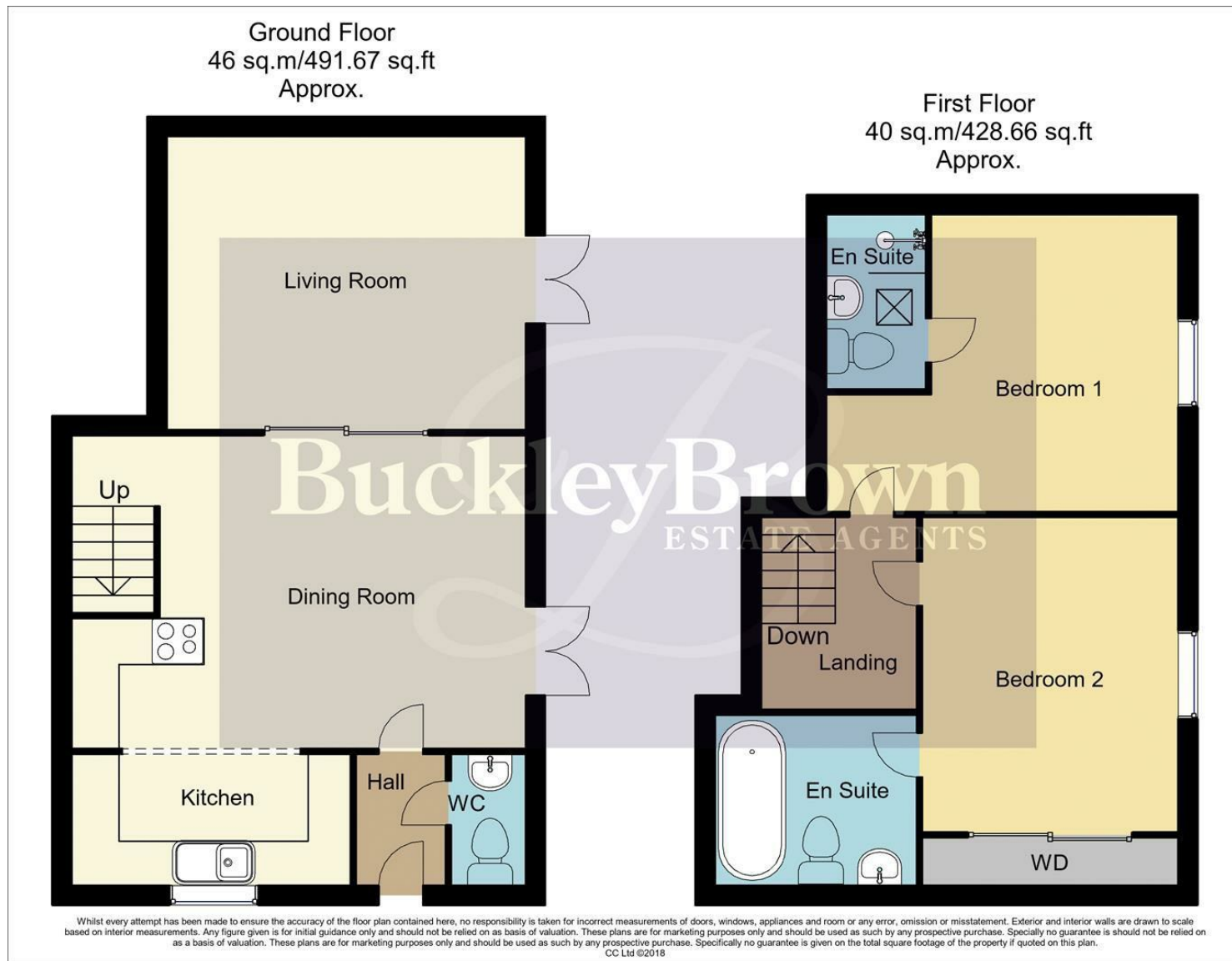
Outside complements the rest of the house perfectly, with a flawless garden that features a beautiful patio area and raised lawn with surrounding shrubs and trees. You will simply adore spending your time out here.

The gov.uk website outlines that this property is a council tax band B.









**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>86</b>
(81-91) <b>B</b>		<b>73</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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