



£795 Per Month

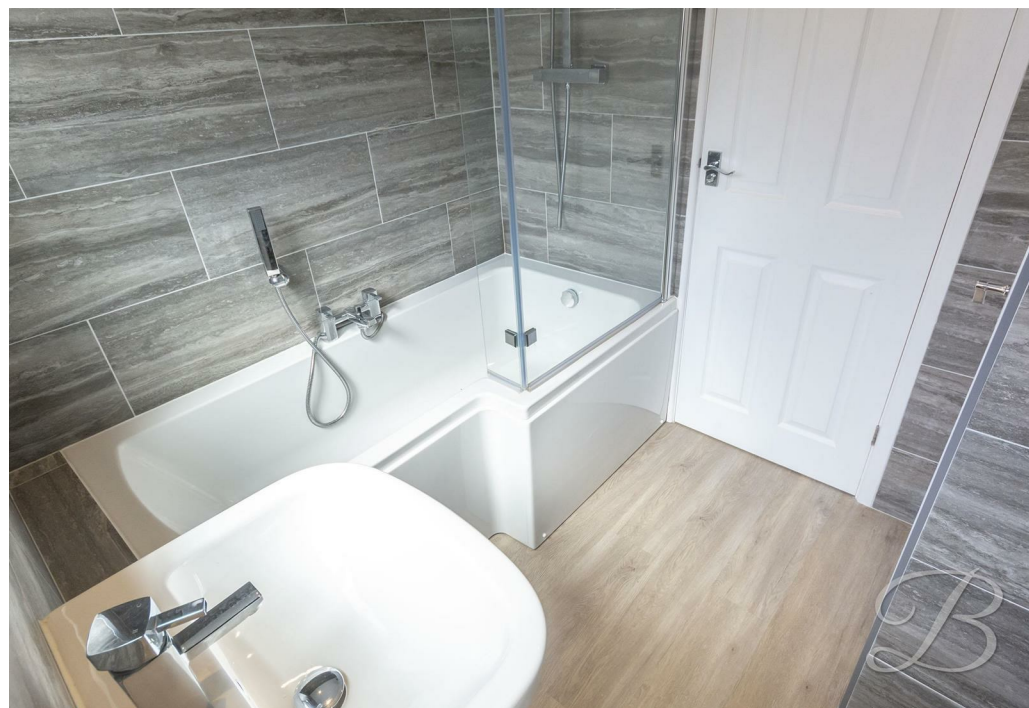
1 CROOKES AVENUE | PLEASLEY | MANSFIELD | NG19 7PP

**BuckleyBrown**  
ESTATE AGENTS

PERFECTION THROUGHOUT!...Just what you have been looking for! This wonderful two bedroom semi detached-bungalow will be sure to give you the wow factor. Located on a brilliant plot with an array of modern features and neutral decor, making it move in ready and is without a doubt one you must view to fully appreciate.

Firstly you will be welcomed through the inviting hallway and into a light and airy lounge which will certainly be the heart of this home. This room will lend itself perfectly when entertaining friends and family or relaxing after a long day. Heading on further you will be pleased to find a contemporary kitchen complete with a range of sleek cabinets and units, work surface which offers ample preparation space and complemented well by metro tiles. Just across from here you find two beautifully presented bedrooms which offer lots of versatility, complete with a fabulous family bathroom fitted with a suite in white.

This property boasts a low maintenance frontage and a driveway providing off-street parking for added convenience. As well as a spacious garden to the rear which is mainly laid to lawn, providing plenty of space to be enjoyed by all the family.





### Entrance Hallway

With laminate flooring and access to;

### Kitchen 9'3" x 15'1"

Complete with gloss cabinets and units, inset sink and drainer, complementary work surface, metro tiles, laminate flooring and dual aspect windows.

### Lounge 10'11" x 15'10"

With carpet to flooring, central heating radiator and a window to the front elevation.

### Bedroom One 10'11" x 14'9"

With carpet to flooring, central heating radiator and a window to the rear elevation.

### Bedroom Two 9'3" x 10'11"

With carpet to flooring, central heating radiator and a window to the front elevation.

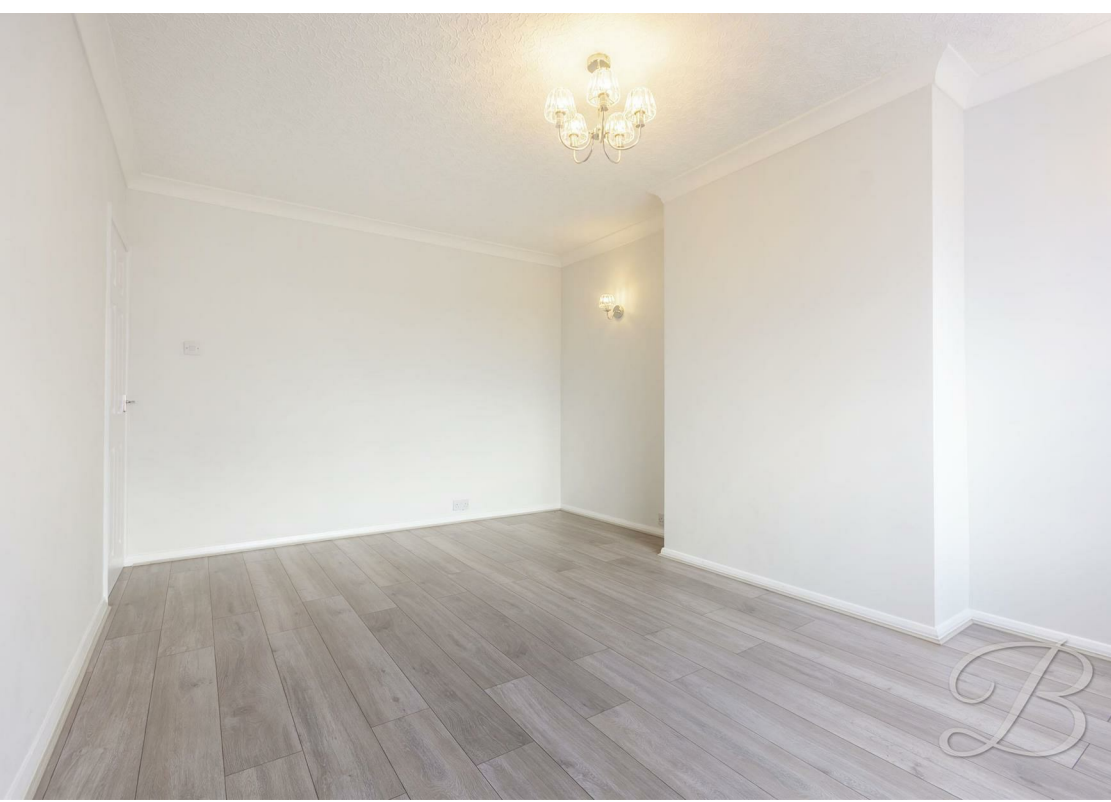
### Bathroom 6'0" x 7'8"

Complete with a pedestal sink, low flush WC, bath with an overhead shower, central heating radiator and a window to the side elevation.

### Outside

With a low maintenance frontage and driveway providing off-street parking. The rear has a spacious garden with a maintained lawn.





Only Floor  
67 sqm / 727.07 sqft  
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. Specially 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) A			86
(81-91) B			
(69-80) C		68	
(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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