



Guide Price £285,000

KINGFISHER ROAD | | MANSFIELD | NG19 6EG

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE - £285,000-£295,000

NEUTRAL AND HOMELY! Prepare to fall head over heels with for this three-bedroom detached property standing beautifully in Mansfield. The area is impressive, conveniently positioned a short distance from schools and amenities, making this a great family home. Let's take a look inside...

Upon entry, you will be presented with a lovely living room area where you'll find a feature fireplace and large front window, creating a warm and bright area to relax and socialise with family. Next door, you will find the dining area which has been beautifully decorated and offers space for table and chairs. The perfect space for hosting dinner parties and inviting family over, complemented by sliding doors! Flowing seamlessly into the kitchen which provides a range of matching wall and base units to utilise, along with all essential appliances and ample worktop space to prepare tasty meals. Completing the floor is a WC for added convenience.

Now that you've seen all the ground floor has to offer, let's take a walk upstairs, where you will be just as impressed! From the landing, you'll gain access to three lovingly maintained bedrooms, two of which include built in wardrobes, whilst the master bedroom benefits from an en suite. This property also hosts an impressive family bathroom just off the landing.

Heading outside, you will find a well-maintained lawn with a patio seating area with which lends itself perfectly to BBQ's in the summer months! This property offers a great deal of privacy and space to add your own stamp. The property also offers a generous driveway and a garage allowing space for off-road parking.

Call our team today to arrange a viewing at this wonderful property!





Entrance Hallway

With access to;

WC

Fitted with a hand wash basin, low flush WC and a window to the front elevation.

Living Room 11'4" x 15'3"

Spacious room with a feature fireplace and a window to the front elevation.

Dining Room 9'7" x 10'9"

Light and airy space complemented by sliding doors to the rear, giving access to the garden.

Kitchen 9'8" x 10'4"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and breakfast bar feature. There is also a window to the rear and an external door to the side.

Landing

With a storage cupboard, window to the side elevation and further access to;

Bedroom One 11'4" x 13'1"

With carpeted flooring, central heating radiator, built in wardrobes and an en suite. With windows to the front elevation.

En Suite 3'8" x 8'3"

Three piece suite including a hand wash basin, low flush WC and shower. with a window to the side elevation.

Bedroom Two 9'4" x 11'4"

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

Bedroom Three 7'7" x 8'4"

With carpeted flooring, central heating



radiator, built in wardrobe and a window to the rear elevation.

Bathroom 5'11" x 7'7"

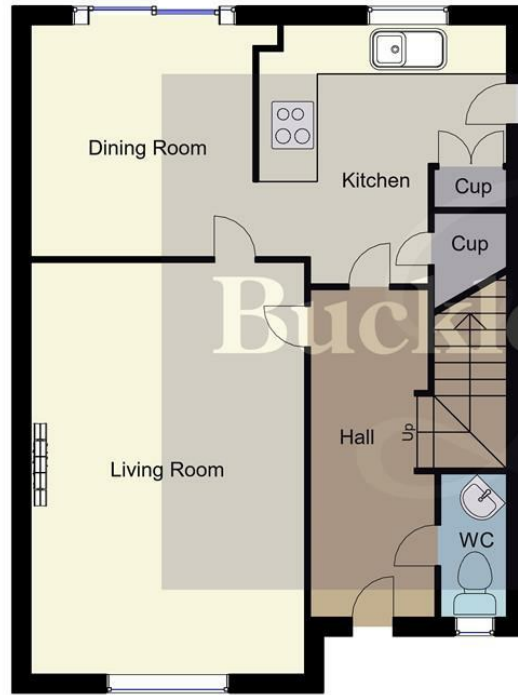
Three piece suite comprising of a hand wash basin, low flush WC and bath. With a window to the front elevation.

Outside

Well maintained lawn to the front elevation with surrounding shrubs. With gates leading to a private driveway and garage allowing for ample off road parking. To the rear there is an enclosed garden which is mainly laid to lawn with a patio seating area fence surround.



Ground Floor
50 sq.mt / 538.19 sq.ft
Approx



First Floor
50 sq.mt / 538.19 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. 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		72	
(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	

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