



Offers Over £220,000

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

**BuckleyBrown**  
ESTATE AGENTS

CREATE LASTING MEMORIES!!..We welcome you to this lovely presented three bedroom semi-detached property. Positioned in a popular and convenient area of Mansfield Woodhouse. This house offers a well thought through layout, local amenities and an enclosed rear garden. Let's take a look around.

The ground floor boasts open plan living throughout. Starting with the welcoming entrance hall which gives access to a light and airy dining room, featuring a bay window allowing a wealth of natural daylight to flow through! This room leads us into the cosy living room, creating a great space for movie nights. Flowing through to the lounge you are presented with the perfect entertaining space complemented beautifully by a skylight and sliding doors. The wonderful kitchen hosts a range of units and cabinetry with work surfaces over, not to mention the integrated oven and space for other appliances. Completing this floor is the WC for added convenience.

Heading up to the first floor you will discover three lovingly maintained bedrooms providing ample space to add your own stamp. The family bathroom provides a four-piece suite including a bath and a shower.

Outside, the residence boasts a well-kept garden with a lawn and patio seating area, perfect for BBQs in the summer months. The front of the house also features a spacious driveway offering private parking for multiple cars. Call today to arrange a viewing!





#### Entrance Hallway

With a cupboard under the stairs and further access to;

#### WC

Fitted with a hand wash basin and low flush WC.

#### Dining Room 11'5" x 11'5"

Light and airy space with a bay window to the front elevation allowing a wealth of natural daylight to flow through.

#### Living Room 11'5" x 12'2"

Cosy room with ample furniture space, great for movie nights.

#### Lounge 13'6" x 17'2"

Versatile space fitted with a skylight feature and sliding doors, giving access to the rear garden.

#### Kitchen 6'5" x 17'2"

Complete with a range of matching cabinets, inset sink and drainer and integrated appliances. Fitted with a window and external door to the side elevation.

#### Landing

With a window to the side elevation and leading access into;

#### Bedroom One 11'5" x 12'0"

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

#### Bedroom Two 11'3" x 11'5"

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



#### Bedroom Three 6'6" x 7'10"

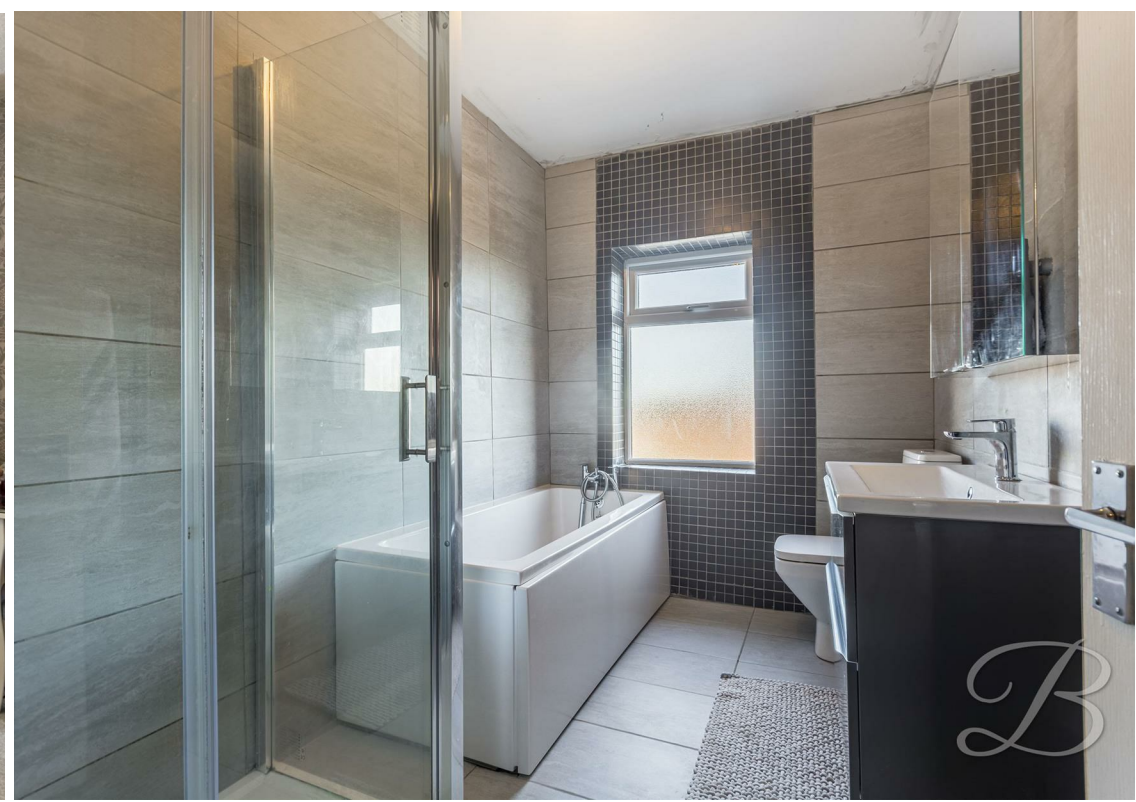
With carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 6'5" x 8'11"

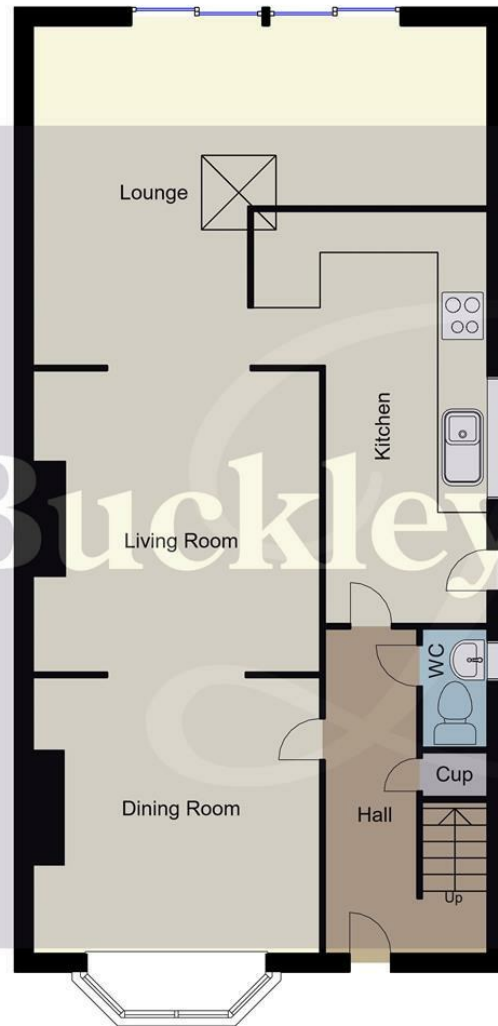
Four piece suite comprising of a hand wash basin, low flush WC, bath and shower. With a window fitted to the rear elevation.

#### Outside

Low maintenance frontage with a spacious driveway allowing for ample off road parking. To the rear you will find a beautifully decorated garden which is mainly laid to lawn with a patio seating area and surrounding shrubs.



Ground Floor  
70 sq.mt / 753.47 sq.ft  
Approx



First Floor  
45 sq.mt / 484.37 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			82
(81-91) B			
(69-80) C		69	
(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	

LEEMING LANE  
SOUTH | MANSFIELD  
WOODHOUSE | MANSFIELD  
NG19 9AJ



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

**BuckleyBrown**  
ESTATE AGENTS

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.