



Offers Over £170,000 Freehold

49 SPINDLE COURT | | MANSFIELD | NG19 6PW

**BuckleyBrown**  
ESTATE AGENTS



THE ONE FOR YOU!.. We couldn't be happier to introduce you to this wonderful three-bedroom three-storey house standing in the quiet area of Mansfield! Local shops and amenities are only a short journey away!

As you walk through you will find an open-plan live in kitchen which is fitted with a range of matching cabinets and units, with work surface and an inset sink. Next, the living room hosts a wonderful and relaxing space for you to add all of your homely touches! The ground floor is complete with a WC for added convenience. Impressed so far? Let's head upstairs where the excitement will continue! Heading up to the first floor, you will be met with two bedrooms with much versatility to add your own stamp, The spacious landing in-turn provides access to a fabulous family bathroom fitted with a three-piece suite. The second floor leads to the master bedroom with space for furnishings, including the luxury of its own private ensuite and fitted wardrobes for added storage space.

Outside provides an enclosed garden with a low-maintenance artificial lawn and a patio area. This space is of a good size and is perfect for hosting BBQ's in the summer months. The front offers a garage for ample storage and off-road parking for one car. Like what you see? Call now to arrange a viewing!





#### Hall

With access to;

#### Kitchen 7'9" x 10'8"

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

#### Living Room 14'7" x 15'2"

With window to rear elevation and french doors leading onto the garden.

#### WC

Including low flush WC and hand wash basin.

#### Landing

With access to;

#### Bedroom One 14'7" x 14'3"

With window to front elevation. Including built-in wardrobes and a private ensuite

#### Ensuite 8'5" x 8'6"

Including a three-piece suite.

#### Bedroom Two 10'1" x 14'7"

With windows to rear elevation.

#### Bedroom Three 7'7" x 11'0"

With window to front elevation.

#### Bathroom 6'1" x 6'8"

Complete with a three-piece suite with a shower over the bath. Including window to front elevation.

#### Outside

An enclosed garden with a patio seating area. There is also a garage and allocated parking for one car.



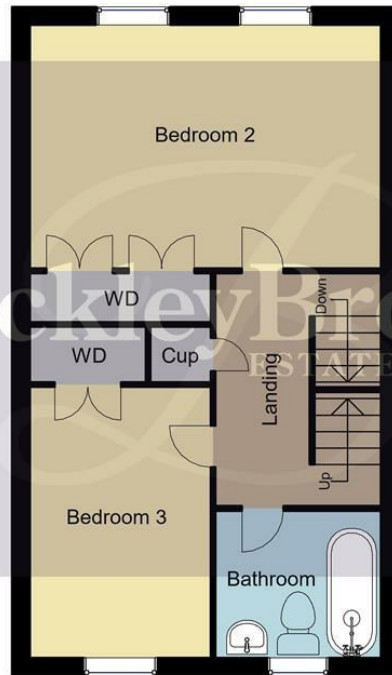




Ground Floor  
38 sq.mt / 409.02 sq.ft  
Approx



First Floor  
38 sq.mt / 409.02 sq.ft  
Approx



Room-In-Roof  
38 sq.mt / 409.02 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) <b>A</b>			88
(81-91) <b>B</b>		77	
(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			
England & Wales		EU Directive 2002/91/EC	



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MANSFIELD  
NOTTINGHAMSHIRE  
NG19 6PW



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