



Guide Price £180,000 Freehold

2 STINTING LANE | SHIREBROOK | MANSFIELD | NG20 8EE

**BuckleyBrown**  
ESTATE AGENTS

**\*\*GUIDE PRICE OF £180,000-£190,000\*\***

**A FRESH START AWAITS!..** Stop your search here and discover this beautifully maintained two-bedroom bungalow! Tucked away in a peaceful and private location, with a bus stop just down the road, this property offers the perfect blend of convenience and tranquillity. With easy access to the town centre and surrounding areas, it's an ideal home for those looking for both comfort and practicality. Featuring a spacious living area and a generous garden, this detached bungalow is a rare find and won't last long on the market!

#### Step Inside...

The bright and airy living room/diner is a real highlight, offering plenty of space for furniture and personal touches. The lounge is inviting and cosy, providing the perfect spot to relax and unwind. Large window to the front floods the room with natural light, creating a warm and welcoming atmosphere. The kitchen is equally impressive, with a range of stylish wall and base units, plus ample space for preparing your favourite meals.

Both double bedrooms are well-proportioned and neutrally decorated, offering flexibility for a range of interior styles. The master bedroom has the added bonus of patio doors leading to the rear garden! The bathroom, conveniently located off the hall, features a white three-piece suite and part wall tiling for a fresh, clean look.

#### Outside...

The property benefits from a private driveway with plenty of off-road parking space. The generous rear garden is a real treat, mostly laid to lawn with a dedicated seating area perfect for enjoying outdoor dining or relaxing in the sun.

#### Viewing is Essential!

This delightful bungalow won't be available for long—contact our team today to book your viewing and take the first step toward your new home!





**Porch**  
Entrance into the Bungalow.

**Entrance Hall**  
Giving access to;

**Living Room 10'4" x 17'5"**  
With carpet flooring, central heating radiator and a large window to the front elevation.

**Kitchen 10'2" x 10'4"**  
The Kitchen is complete with a range of matching wall and base units with complimentary work surface over, inset sink with drainer and mixer tap over, dual aspect windows, extractor fan, space and plumbing for essential appliances, vinyl flooring and radiator.

**Bedroom One 10'4" x 13'8"**  
Ample size carpeted bedroom with patio doors leading out onto the decking and radiator.

**Bedroom Two 10'2" x 10'2"**  
This bedroom has carpeted flooring, a window to the rear and a central heating radiator.

**Bathroom 6'5" x 6'11"**  
Complete with a matching three piece suite comprising of panelled bath, low flush WC and hand wash basin. The bathroom also has a central heating radiator, vinyl flooring, window to side elevation and part tiled walls.

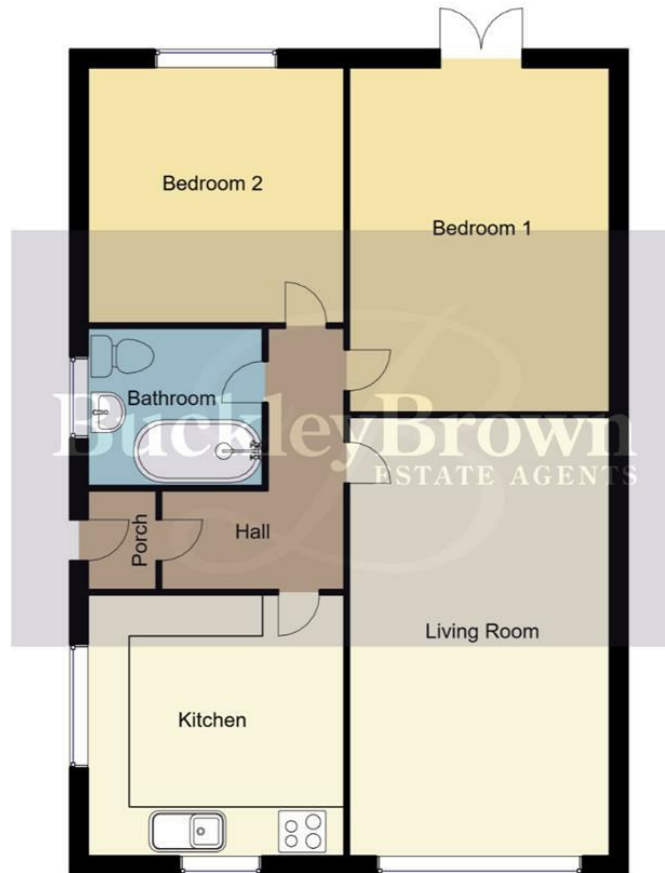
**Outside**  
To the front of the property there is a well



maintained lawn with private driveway to the side providing ample off-street parking. To the rear there's a generous mostly laid to lawn garden with a designated seating area. This garden is an incredible space to enjoy the warmer months and enjoy with family and friends!



Ground Floor  
68 sq.mt / 731.94 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.  
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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>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>61</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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