



Offers Over £200,000

SIENA GARDENS | FOREST TOWN | MANSFIELD | NG19 0RT

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ESTATE AGENTS

**YOUR NEXT CHAPTER...** This charming three bedroom detached home, located in a sought-after area of Forest Town, Mansfield, is perfect for growing families. This residence is located within close proximity to local shops and other amenities making it ideally convenient.

Upon entry to the house, you are greeted with the living room. This has been decorated beautifully in a neutral palette making it easy to add your own stamp. The feature fireplace offers a cozy touch, perfect for dark winter nights! The kitchen is a modern aesthetic space that includes a built in breakfast bar; perfect for social busy mornings, matching cabinets with complimenting furnishings and space for integrated appliances. This house also has a bonus of a conservatory which can be used as an extra sitting room, perfect for those summer mornings. Finishing the ground floor you'll find a handy storage cupboard and a downstairs WC.

Heading upstairs, you'll be welcomed by a generous landing and three versatile and spacious bedrooms, all of which offer room to make your mark thanks to the clean neutral aesthetic. The main bedroom features its own en suite! The bathroom is just off the landing and hosts a three-piece suite making it easy to relax and unwind.

Moving outside, the rear garden boasts a perfectly landscaped raised grassed area and space for a shed. whilst also having a concreted patio area. Towards the front of the house there is a well maintained frontal private garden and a fully detached garage! You don't want to miss this one, call today to arrange a viewing







#### Hall

Entrance to the living room.

#### Living Room 11'10" x 14'2"

Cozy carpeted living room with a feature fireplace, central heating radiator and a window the the front elevation.

#### Kitchen 8'9" x 14'9"

Modern kitchen with tiled flooring, matching cabinets and handles, ample work top surfaces over, plenty of space for appliances, tiled splash back, an integrated dishwasher, a gorgeous belfast sink with a window to the rear. The kitchen also features a breakfast bar and a built in wine rack.

#### Conservatory 9'2" x 9'8"

Perfect as an extra sitting room, modern

flooring, central heating radiator and ample room for your desired furniture.

#### Cupboard

Perfect storage space.

#### WC

Downstairs low flush WC with a hand wash basin.

#### Landing

Spacious landing accessing all first floor rooms.

#### Bedroom One 10'4" x 10'9"

Master bedroom with carpeted flooring, central heating radiator and a window to the rear elevation. This bedroom also has the luxury of its own en suite.



#### En suite 4'8" x 5'1"

Three piece en suite with low flush WC, shower and hand wash basin.

#### Bedroom Two 6'1" x 12'3"

Carpeted bedroom with ample space for your desired furniture, central heating radiator and a window to the front elevation. There is also a useful cupboard with access from the outside this bedroom.

#### Bedroom Three 6'5" x 6'10"

Carpeted bedroom, central heating radiator and a window to the front elevation. There is also a walk in cupboard in this bedroom.

#### Bathroom 5'1" x 7'6"

Three piece family bathroom with a bath, and wash basin and low flush WC.

#### Garage

Detached garage with ample storage space.

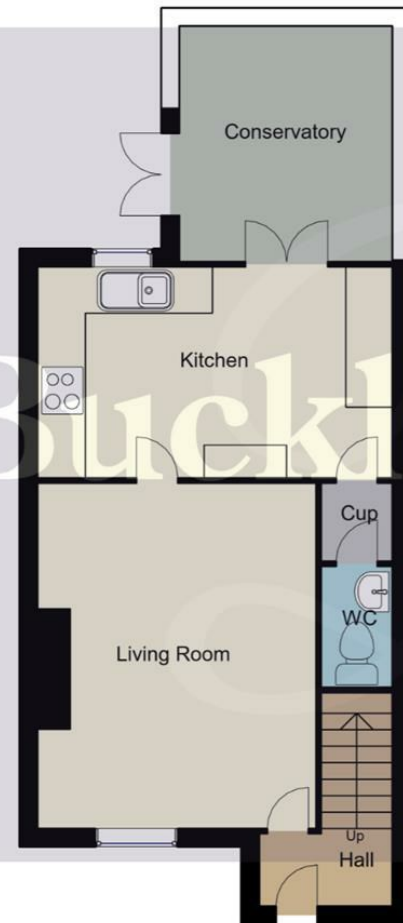
#### Outside

To the rear you will find a well maintained raised lawn area with steps upto space for a shed or patio. To the fron elevation yo will find a neat frontal garden with off road parking.





Ground Floor  
45sq.m/485.56sq.ft  
Approx



First Floor  
36sq.m/387.64sq.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>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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