



£180,000

LEADALE CRESCENT | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9HL

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ESTATE AGENTS

GENEROUS PROPORTIONS... Positioned in the sought after location of Mansfield Woodhouse, only a short distance from local amenities. This property is in need of renovation, offering a fantastic opportunity to create a truly bespoke home. With a significant potential for transformation, the house is quite cosmetically dated, making it a perfect canvas for your unique vision.

The house greeted you with a lovely porch area before you enter the main hallway. From here you will find two reception rooms, providing ample space for entertainment and relaxation. These rooms are superb for hosting guests or for spending quality time with your family. Moving through to the kitchen which offers built in cupboards and ample worktop space. Completing the ground floor is a handy downstairs WC.

Moving up to the first floor, where you will be greeted with three spacious bedrooms, one of which has the luxury of a bay front window, allowing a wealth of natural daylight to flow through. Finally, just off the landing is a shower room with a separate WC just next door for added convenience.

In conclusion, this semi-detached property, though in need of renovation, promises a significant potential for transformation. It's a canvas waiting for the right visionary to transform it into a dream home. Whether you're a developer looking for your next project, or a homeowner with a desire to create a home that truly reflects your style, this property offers a unique opportunity.

Call our team today to arrange a viewing!





Porch
Windows to the rear and access into the main hallway.

Hallway
With a fitted storage cupboard found under the stairs and access to;

Living Room 7'7" x 11'8"
Spacious room with a feature fireplace and bay front window, allowing a wealth of light to flow through.

Living Room
Open plan living room space allowing for all your desired furnishings.

Dining Room 11'3" x 11'10"
Versatile room with dual aspect windows to the side and rear elevation. Access into another hallway.

Inner Hallway
Dual aspect windows to the side and rear, access to a WC and an external door to the side elevation.

Kitchen 7'5" x 8'3"
Complete with a range of matching cabinets, inset sink and drainer, inset sink and drainer and a window to the side elevation.

Landing
With a window to the side elevation and further access to;

Bedroom One 11'8" x 11'10"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 11'6" x 11'8"
Carpeted flooring, central heating radiator, built in wardrobe and a bay window to the front elevation.



Bedroom Three 7'4" x 7'6"
Carpeted flooring, central heating radiator and a window to the front elevation.

WC
Fitted with a low flush wC and a window to the side elevation.

Shower room
Complete with a hand wash basin, shower, cupboard and a window to the side elevation.

Garage 7'8" x 15'10"
Accessible from the front elevation with a window and an external door fitted to the rear elevation.

Outside
Gated entrance to a low maintenance lawn, large private driveway and garage. To the rear you will find an extensive garden

which is mainly laid to lawn, decked seating area and fence surround.





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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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	

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