



Asking Price £295,000

135 SHEEPBRIDGE LANE | | MANSFIELD | NG18 5DT

BuckleyBrown
ESTATE AGENTS

A WHOLESOME FAMILY HOME!!...We proudly welcome you to this three bedroom detached home. Positioned in the sought after area of Mansfield, offering great access to a wealth of local amenities such as primary and secondary schools as well as local parks and shops. This property will make the perfect family home and one you are definitely proud to call your own. Let's take a look inside..

Starting with the living room, you'll immediately notice the wealth of light flowing through the space via the bay window which gives the room a bright and airy feel. This room hosts a beautiful feature fireplace that helps make the perfect cosy atmosphere to relax and unwind. One of the unique features of this property is its open plan Living/dining area; this open and spacious layout enables a seamless transition between dining and relaxation spaces. The conservatory leads off from here, which gives access to the rear garden, perfect for those summer months. The kitchen boasts a well-appointed modern space that provides an inviting hub of the home. Its layout is perfect for both cooking and socialising. Additionally, the ground floor has access to a WC for added convenience.

Heading upstairs you will find three generously sized bedrooms with space to add your homely furnishings. The main bathroom can be found just off the landing, which is fitted with a beautiful four piece suite. The four piece suite includes a free-standing claw foot bath and a walk in shower.

Outside, the residence boasts a very spacious and private garden with a well-maintained lawn, patio seating area and decorative shrubs, perfect for BBQ's and family parties in the summer months. The front of this property has a large driveway allowing for off road parking, which in turn leads to the garage.

Call today to book a viewing!





Entrance Hall

Laid with wooden flooring. With stairs rising to the first floor, a central heating radiator and windows to front elevation. Doors provide access into;

Living Room 12'11" x 11'11"

With wooden flooring, bay window to front elevation and a feature fireplace. This room has the open plan design, leading through to the dining room.

Dining Room 11'10" x 12'6"

With carpeted flooring, feature fireplace and doors providing access to the conservatory.

Conservatory 16'11" x 8'4"

With carpeted flooring, surrounding floor to ceiling windows and doors providing access to the garden.

Kitchen 7'10" x 12'7"

Complete with a range of matching cabinets with ample worktop space with an inset sink and drainer. The kitchen is a generous size and allows space for appliances. With windows to the side and rear elevation and a door to the side elevation, providing access onto the garden.

WC

Complete with a low flush WC and hand wash basin. Window to side elevation.

Landing

With carpeted flooring and doors providing access into;

Bedroom One 12'8" x 11'11"

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



Bedroom Two 11'10" x 12'5"

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

Bedroom Three 6'11" x 6'10"

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

Bathroom

Complete with a modern four piece suite including a claw foot bath, walk in shower, low flush WC and hand wash basin. With windows to side and rear elevation.

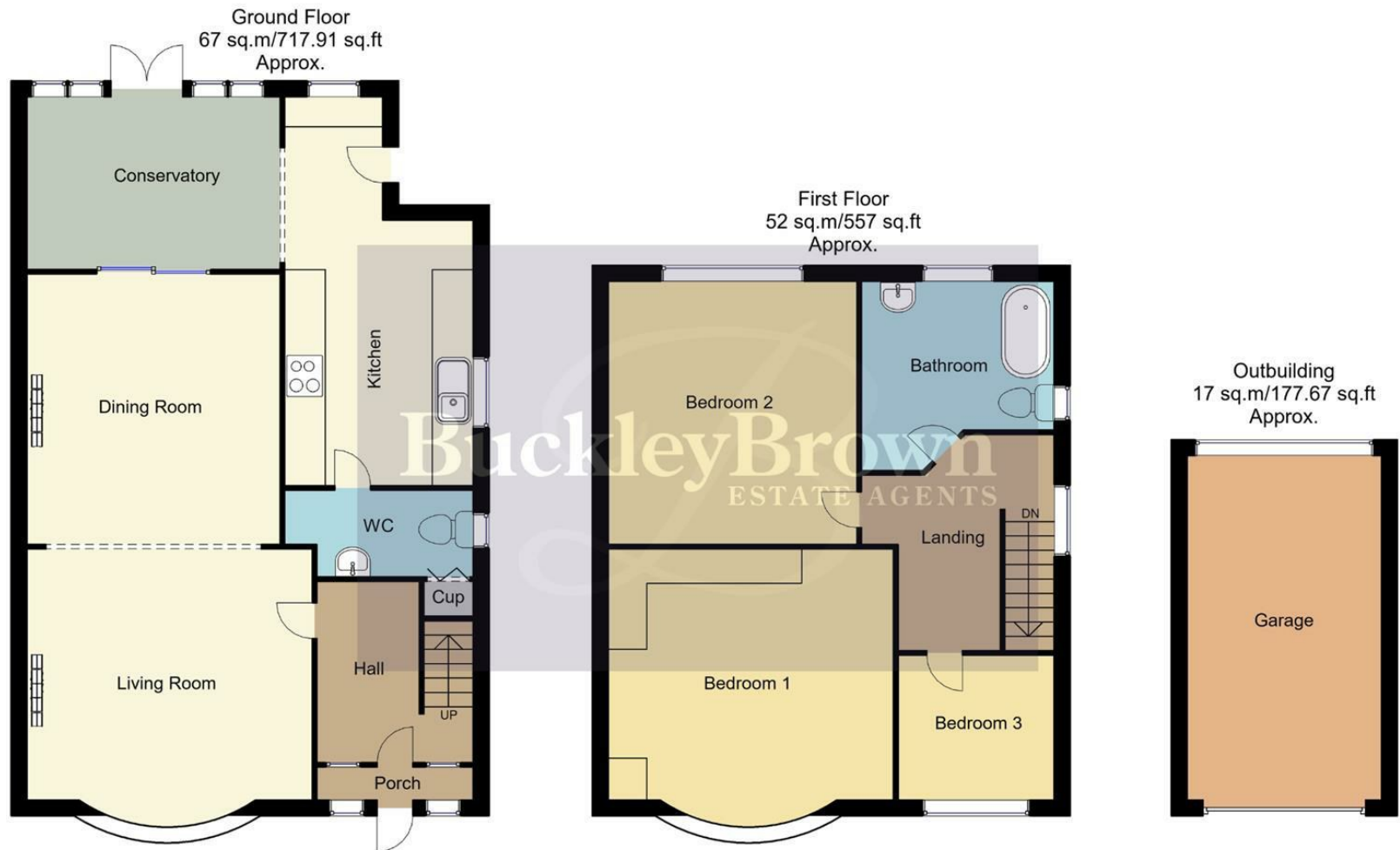
Outside

To the front of the property you will find a large driveway creating ample off-road parking, which in-turn leads to the garage. The Front of the property has an amazing kerb appeal with its decorative shrubs. To the rear you will find a well-maintained lawn and patio area with surrounding shrubbery providing additional privacy.

Garage 9'7" x 16'5"

Accessible from the front elevation. This can be utilised for further off-road parking or extra storage.





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) A			80
(81-91) B			
(69-80) C			62
(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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