



Offers Over £120,000

BOWLING STREET | | MANSFIELD | NG18 2LH

BuckleyBrown
ESTATE AGENTS

A HOME TO GROW INTO!...If you're looking for space, this one is for you! We couldn't be happier to introduce you to this wonderful three-bedroom three-storey house in Mansfield, featuring local shops, schools, and amenities only a short distance away.

Upon entrance you are greeted by a light and airy living area featuring a cosy feature fireplace and bay front window, creating a lovely atmosphere to relax after a long day. Moving through to the dining room where you will find a versatile space to use to your own advantage, whether that's using this room as an entertaining space, a games room or an additional sitting area. Finally, the kitchen is complete with a range of matching cabinets alongside essential integrated appliances making it easy to cook delicious meals.

Heading up to the first floor, you will be met with two bedrooms, both of which offer space and versatility to add your own stamp. One of the bedrooms currently lends itself as an office, perfect if you work from home! Just off the landing you will find a neutral three piece suite.

Moving up to the second floor you will find the main bedroom which is spacious and offers a lovely area to decorate to your own desire.

Outside, at the rear of the property, you will find a long garden which is mainly laid to lawn along with patio areas and fence surround, offering a degree of privacy. This home is perfect for young family and first time buyers.

Call to arrange a viewing!





Living Room 11'9" x 12'0"

Spacious room with ample space for your desired furnishings, feature fireplace and a bay window to the front elevation.

Dining Room 12'1" x 12'0"

Versatile room with a window and opening to the kitchen found to the rear elevation.

Kitchen 5'5" x 12'2"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances, decorative splashback tiles and windows to the side elevation. Additional space and plumbing for a washing machine/tumble dryer along with an external door to the side.

Landing

With leading access to;

Bedroom Two 11'10" x 12'0"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 6'0" x 9'5"

Carpeted flooring, central heating radiator and a window to the rear elevation. Currently lends itself as a handy at home office.

Bathroom 5'9" x 6'3"

Three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower. Window to the rear elevation.

Bedroom One 12'2" x 12'2"

Carpeted flooring, central heating radiator and a window to the front elevation.

Outside

Enclosed frontage with a gated pathway



leading to the front door. To the rear you will find an extensive garden which is mainly laid to lawn with patio areas 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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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		86
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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