



Offers Over £210,000

19 LINDEN ROAD | FOREST TOWN | MANSFIELD | NG19 0EL

BuckleyBrown
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MORE IMAGES TO COME! HERE IT IS!...

A light and modern three-bedroom semi-detached home which will certainly be at the top of your list. This beautiful home has been well maintained throughout and offers an excellent internal layout for a growing family to enjoy. Not only does this property boast a driveway to the front, allowing handy off-street parking, but it also stands beautifully on a delightful cul-de-sac in Forest Town, only a short distance to local schools, amenities, and links to the town centre.

Upon entry, you will immediately get a sense of the great amount of space on offer. Starting with the lounge, which really has that warm and welcoming feel to it. This space is excellent for kicking off your shoes and relaxing after a long day. From here, you'll find an open-plan kitchen where you will be pleased to find a range of gloss wall and base units, a work surface allowing lots of room for showcasing your culinary skills, as well as tiled walls and integrated appliances giving a modern finish. Let's not forget the French doors, which allow easy access to the rear garden, which is excellent for those summer months! What's not to love? In addition, there is a handy WC for added convenience.

From the first floor landing, you will be greeted by three well-appointed bedrooms, all host tons of flexibility. Together with the added luxury of a stylish shower room.

Outside will be certain to keep you smiling, with an established garden to the rear benefiting from a fence surround and lawn. As well as an abundance of space for you to utilise and add your own stamp. Is this the one for you? Call today to book a viewing!





Entrance Hall

With laminate flooring, stairs leading to the first floor and a built in under stairs storage. Doors providing access into;

Living Room

Ample space to add your own furnishing. A bay window to the front elevation allowing in a flood of natural light.

Kitchen/Dining Room

Complete with a range of matching cabinetry with worktop space with an inset sink and drainer. This room offers plenty of space for a dining table and chairs.

WC

Complete with a low flush WC and hand wash basin.

Landing

Doors provide access into;

Bedroom One

With carpeted flooring, central heating radiator and a window to rear elevation. This room has a built in storage cupboard which holds the boiler.

Bedroom Two

With carpeted flooring, central heating radiator and a bay window to the front elevation. This room further benefits from two built in wardrobes in the alcoves.

Office

This room offers the versatility to be utilised to your needs, such as an office or dressing room. Window to front elevation.



Shower Room

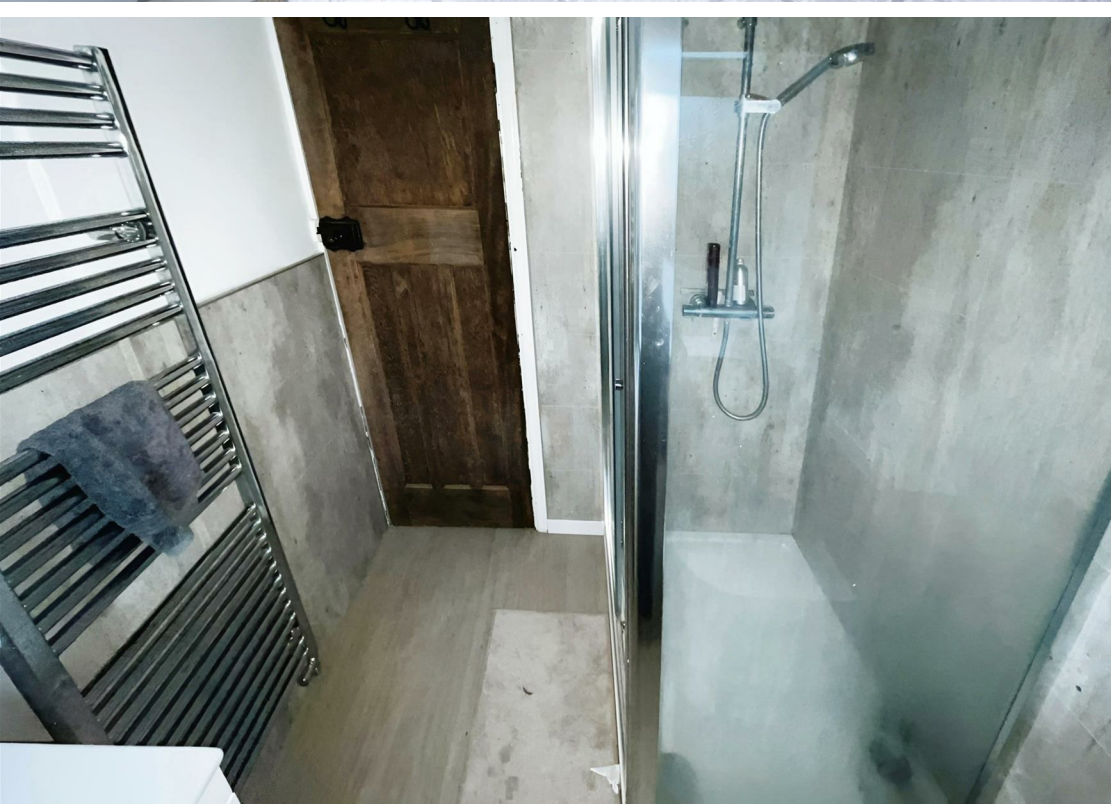
Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin. Window to rear elevation.

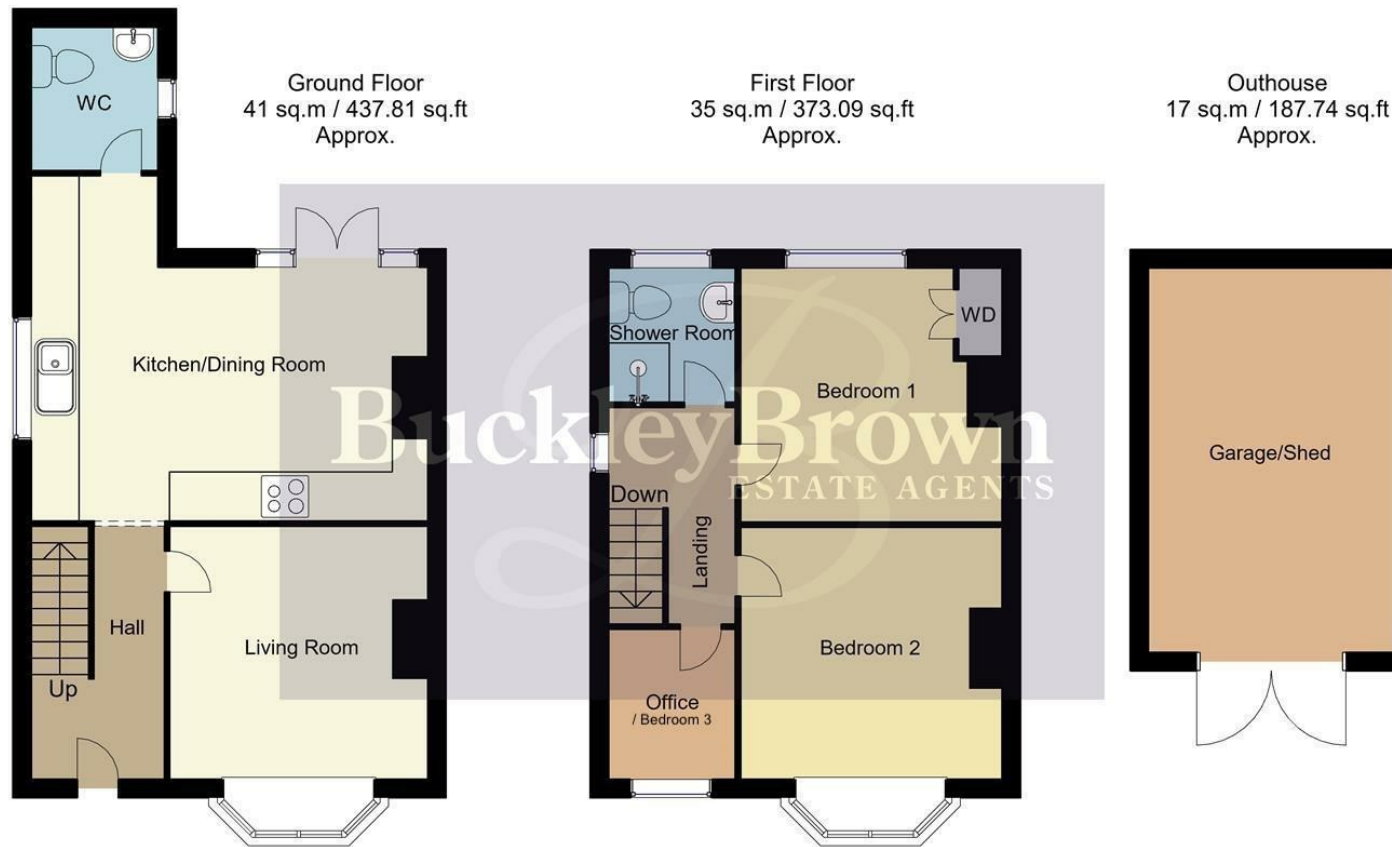
Outside

To the front of the property you will find a large driveway providing ample off-road parking. To the rear you will find a well maintained lawn with surrounding fences, providing that additional privacy.

Garage/Shed

Accessible from the front elevation. Provides further off-road parking or handy 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		84
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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