



Offers In The Region Of £300,000

NOTTINGHAM ROAD | | MANSFIELD | NG18 4SU

**BuckleyBrown**  
ESTATE AGENTS



**A STAND OUT PROPERTY!** This three bedroom detached property is pleasantly situated in Mansfield with a spacious driveway offering convenient off-street parking. The interior is equally as wonderful, presenting a characterful style and original features throughout. This property also benefits from great transport links, schools and local amenities within close proximity making this the perfect location for any growing family!

As you walk through, you will be pleasantly surprised by the light and airy hallway which leads us to the dining/sitting room, the eye-catching features continue as you will be met with a wood burner fireplace and bay window, both really bring this room to life! Just next door, the homely living room provides a great sense of space to add your own homely touches. The kitchen is fitted with a range of matching cabinets and units, work surface, inset sink and integrated appliances whilst still have room for more. This is a great setting for those who enjoy cooking, not to mention the ceiling windows and door letting in a flood of light and leading onto the garden, perfect on sunny days. Impressed so far? Let's head upstairs where the excitement will continue..

Heading upstairs you will find three versatile bedrooms, all offering plenty of versatility. The spacious landing in-turn provides access to the family bathroom fitted with a white three piece suite, the ideal space to relax and unwind.

The outside presents a fantastic enclosed garden with a lawn and patio area. This is a great setting for BBQ's in the summer months! The property also accommodates private parking for multiple cars, a garage/workshop, a second driveway and decorative front lawn. There is certainly scope for further extension. Like what you see? Call now to arrange a viewing!





#### Hall

Original wooden flooring with entrance to all ground floor rooms.

#### Dining Room 12'0" x 10'6"

Spacious carpeted dining room with an original fireplace, central heating radiator and a bay window to the front elevation.

#### Living Room 12'0" x 14'6"

Carpeted living room with central heating radiator, multi-fuel log burner, and a door and windows to the rear elevation.

#### Kitchen 15'2" x 10'2"

This extended kitchen is complete with tiled flooring, matching cabinets and ample worktop space, integrated appliances, with room for more, an inset sink, bright and airy space for seating with windows and doors to the rear elevation.

#### Utility 5'8" x 8'7"

Inset sink and worktop with storage space and space for appliances.

#### WC 5'0" x 3'2"

Low flush WC.

#### Landing

Carpeted landing leading into all first floor bedrooms.

#### Bedroom One 12'0" x 12'5"

Generous bedroom with central heating radiator, feature fireplace and a beautiful bay window to the front elevation.

#### Bedroom Two 11'7" x 12'8"

Generous sized bedroom with built in wardrobe's, feature fireplace, a central heating radiator and a window to the rear elevation.



#### Bedroom Three 9'1" x 8'2"

Carpeted bedroom with central heating radiator and a window to the rear elevation. Perfect as an office space.

#### Shower Room 5'11" x 10'2"

Three piece suite with walk in shower, low flush WC and a hand wash basin.

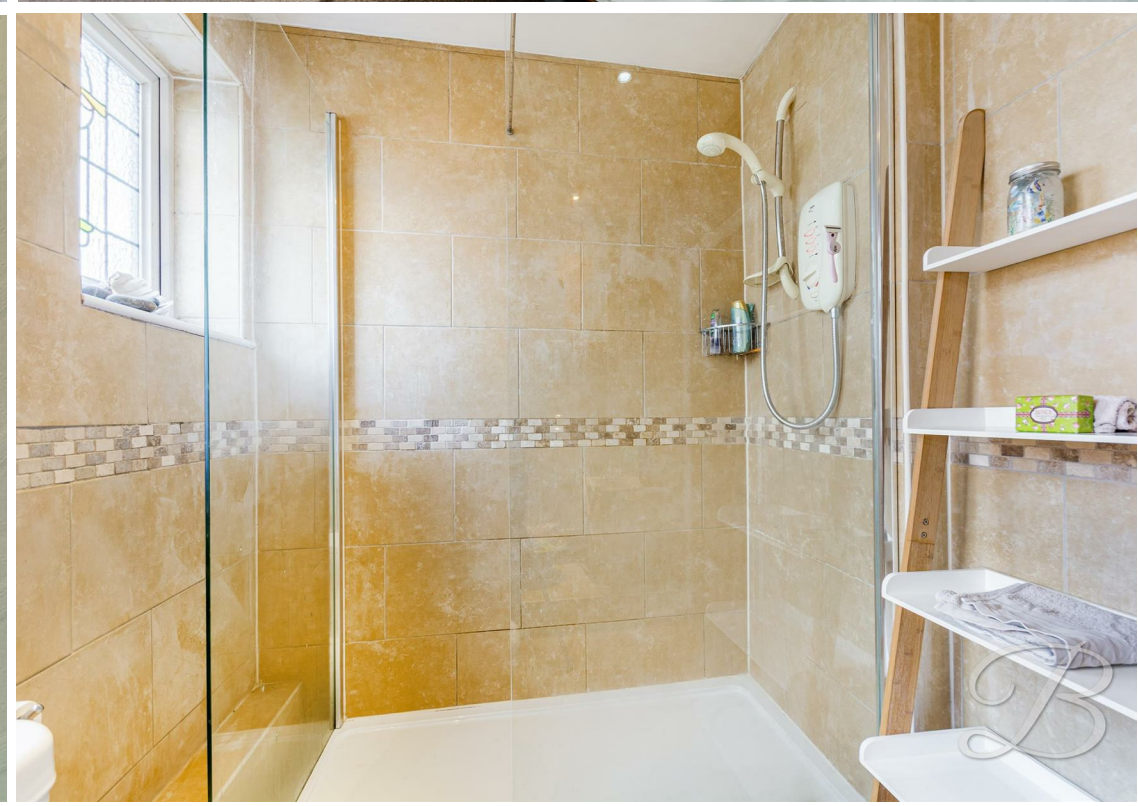
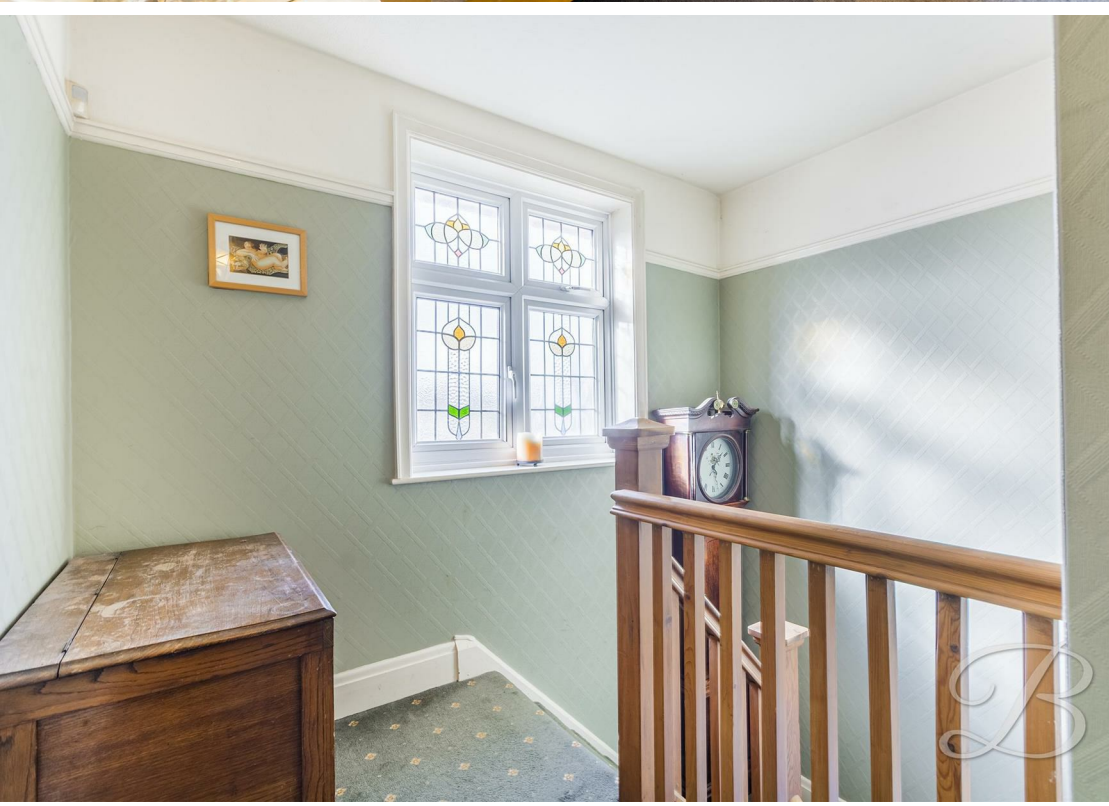
#### Garage/Workshop

Room for storage or vehicles.

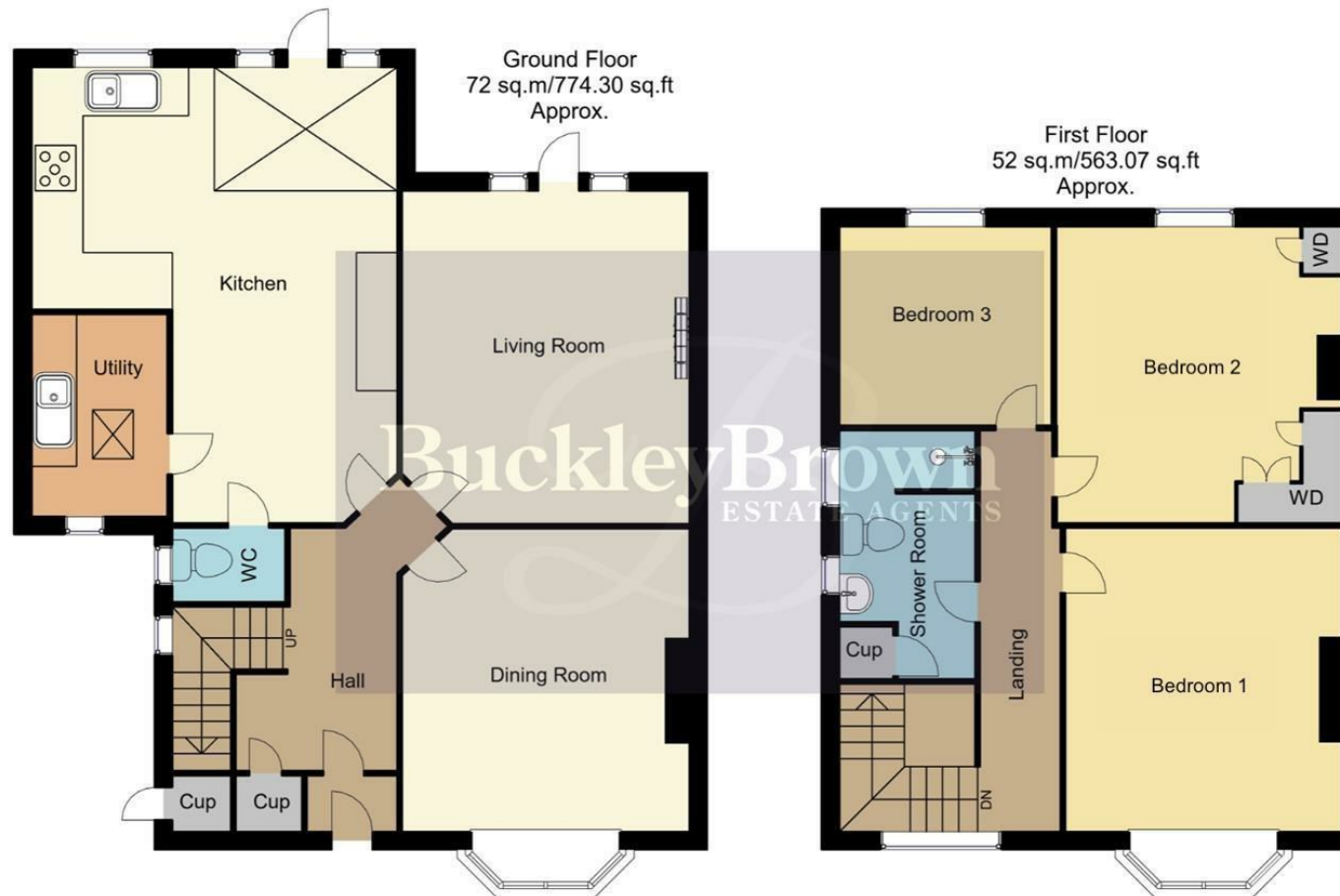
#### Outside

Spacious driveway with room for multiple cars and a front lawn area. To the rear you will find a lawn area with a footpath running through the middle and a patio area perfect for alfresco dining.





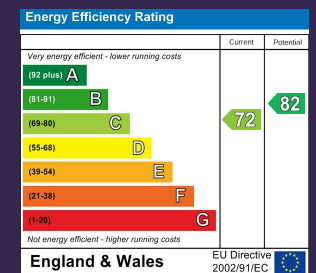




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.





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