



Offers Over £395,000

LADYBROOK LANE | | MANSFIELD | NG18 5JG

BuckleyBrown
ESTATE AGENTS

CONVENIENCE ON YOUR DOORSTEP... This charming three-bedroom detached bungalow is situated in a highly desirable location in Mansfield, offering the perfect blend of tranquility and convenience. With easy access to local shops, schools, and amenities, it's an ideal spot for families or anyone looking for a peaceful yet accessible place to call home.

As you step inside, you are welcomed by a spacious light and airy hallway that sets the tone for the rest of the home. The interior has been thoughtfully designed to maximise both space and comfort, ensuring a harmonious flow throughout. The gorgeous modern kitchen comprises of a range of high gloss cabinetry with complimentary work surface over. The open-plan design flows seamlessly into the dining area, making it ideal for hosting family and friends and provides ample space for furnishings.

The living room is perfect for unwinding after a busy day benefiting from a dual fuel burner which provides a cosy atmosphere to enjoy. The room also has a spectacular bay window which allows light to flood the space.

The three generously sized bedrooms offer flexibility and comfort, each with plenty of room for storage and personal style. There is a well equipped bathroom that hosts a walk in shower and vanity unit providing ample storage.

Step outside to a huge driveway that provides plenty of parking space, with the added benefit of having a garage proving further secure parking or storage. To the rear you will find spacious outdoor area offering endless possibilities for relaxation, gardening, or entertaining. Whether you're hosting summer barbecues or simply enjoying some quiet outdoor time, this garden is sure to impress with its well maintained lawn area and patio.

Call up today to arrange a booking!





Porch
Entrance to the hallway.

Hall
Light and airy hallway which gives access to all accommodation. The hallway features an air conditioning unit that regulates the temperature throughout the property for comfortable living. There is also a PIV ventilation unit that regulates the home to prevent humidity and moisture with the added benefit of purifying the air.

Living Room 12'1" x 14'10"
Laminate flooring with a feature fireplace housing a dual fuel burner, central heating radiator and a curved bay window to the front elevation.

Kitchen/Dining 20'2" x 16'9"
Complete with a range of high gloss

matching cabinets with spacious worktops housing inset sink and drainer with mixer tap, integrated gas hob, eye level oven and microwave oven, with modern tiled splash back surrounding the cabinets. Windows and patio doors to the rear elevation. Central heating radiator and space for a dining table and chairs near the patio doors.

Bedroom One 12'1" x 13'2"
Spacious bedroom with laminated flooring, central heating radiator and a window to the rear elevation.

Bedroom Two 12'3" x 11'7"
Laminate flooring with central heating radiator and a window to the front elevation.

Bedroom Three 6'7" x 8'3"
Small versatile room that would be perfect as a home office/wardrobe space with central heating and a window to the rear elevation.

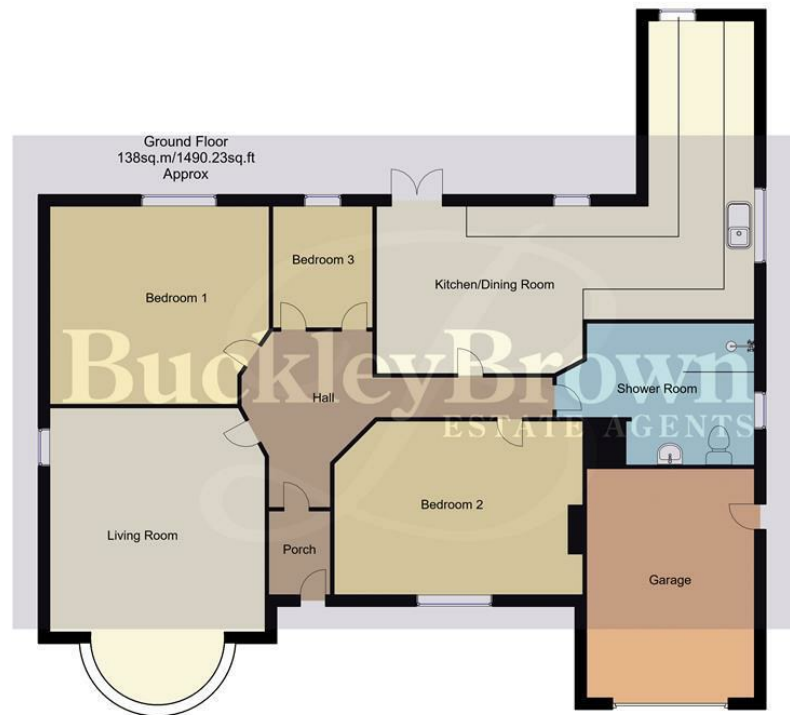
Shower Room
Three piece suite comprising of walk in shower, low flush WC and hand wash basin set within a stylish vanity units which boasts cabinetry storage for convenience. Laminate flooring, central heating radiator and window to side elevation.

Attic
The attic has been boarded and benefits from power, there is also a window.

Garage 10'9" x 15'2"
Spacious garage with electric up and over door providing ample room for storage/vehicle and has side access through a door.

Outside
Spacious rear garden with a raised well maintained lawn area. This property also has the benefit of a large patio area, perfect for summer nights and alfresco dining. To the front elevation you will find an impressive driveway with room for multiple cars. The property also features a CCTV and a fully monitored alarm system for security.





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		83
(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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