



£125,000 Freehold

42 REINDEER STREET | | MANSFIELD | NG18 3AX

**BuckleyBrown**  
ESTATE AGENTS

SLEEK, CONTEMPORARY AND STYLISH!... Looking for a home that's ready to move into? Look no further than this beauty! This stunning two bedroom terraced home has been presented to a brilliant standard and is sure to appeal to first time renters looking for a modern home to call their own. Not only is this home located in a convenient location, it's also within easy reach of the town centre and local amenities, so come and view it for yourselves!

As you walk inside you will find a lovely family lounge which has been decorated in a neutral colour palette and has been complemented well with modern fixtures and fittings throughout. As you walk further you will find a well presented kitchen which comes complete with a range of matching units and cabinets, with complementary work surface over and built-in breakfast bar providing ample dining space. Leading off here you will find an inner hallway which provides access to the bathroom and there is a door leading nicely outside.

Lets head upstairs where you will continue to be impressed to find two beautifully presented bedrooms, one of which benefits from built-in wardrobes. Outside is sure to tick all of your boxes too with an easy to maintain frontage and there is a fantastic private garden to the rear which is mainly laid to lawn with fence surround, gated side access and features a block paved seating area providing the perfect spot for you to relax in the Summer! Lets make this home yours, call now to arrange a viewing!





### Living Room 11'5" x 12'2"

With carpet to flooring, central heating radiator, window to the front elevation and access to;

### Kitchen 8'2" x 11'3"

Complete with a range of matching units and cabinets with inset sink and complementary work surface over, Fitted with a range of integrated appliances, there is space for a fridge freezer and washing machine. With a built-in breakfast bar, window to the rear elevation and access to;

### Bathroom 6'3" x 5'11"

Complete with panelled bath with screen and overhead shower, low flush WC, wash hand basin and window to the rear elevation.

### First Floor Landing

### Bedroom One 11'5" x 11'11"

With carpet to flooring, central heating radiator and window to the front elevation.

### Bedroom Two 8'3" x 11'3"

With carpet to flooring, central heating radiator, built-in wardrobes and window to the rear elevation.

### Outside

There is a fantastic private garden to the rear which has been beautifully presented by its current owners, mainly laid to lawn with fence surround, gated side access and features a blocked paved seating area which is ideal for you to enjoy in the Summer!





Ground Floor  
38 Sq.m/403.74 Sq.ft  
Approx



First Floor  
28 Sq.m/297.91 Sq.ft  
Approx



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) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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