



£115,000 Freehold

152 LEEMING LANE SOUTH | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9BE

BuckleyBrown
ESTATE AGENTS

ONE TO CALL YOUR OWN!.. Located in the convenient area of Mansfield Woodhouse, this delightful end terrace house offers a wonderful opportunity, conveniently located close to schools and green spaces, ideal for both first-time buyers and families alike, providing a blank canvas for you to create your dream home. Offered for sale with NO upward chain!

The house features three well-proportioned bedrooms spread over the first and second floor, making it ideal for a growing family or those seeking extra space. The lounge is of a generous size, and leads into the kitchen. The kitchen is fitted with a range of units and offers space for a dining table and chairs. The property also includes a bathroom, ensuring convenience for daily living.

One of the standout features of this home is its prime location. Situated near Mansfield Town Centre, residents will enjoy easy access to a variety of local amenities, including shops, cafes, and restaurants. The area is well-served by public transport, with a bus route nearby, making commuting and exploring the surrounding areas a breeze.

This property presents a fantastic opportunity to acquire a property with great potential in a convenient location.

Don't miss out. Call today to view!





Living Room

With a window to the front elevation and a central heating radiator.

Kitchen

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface. There are integrated appliances which include an electric oven and gas hob. There is space and plumbing for a washing machine and further space for a fridge/freezer. With a window to the rear elevation, a central heating radiator, and a door that provides access outside for convenience.

Landing

With stairs rising to the attic room. Doors provide access into;

Bedroom Two

With a window to the front elevation and a central heating radiator.

Bedroom Three

With a window to the rear elevation and a central heating radiator.

Bathroom

The bathroom is fitted with a three-piece suite in white comprising a low level WC, pedestal hand wash basin and a panelled bath with shower over. With an opaque window to the rear elevation and a central heating radiator.

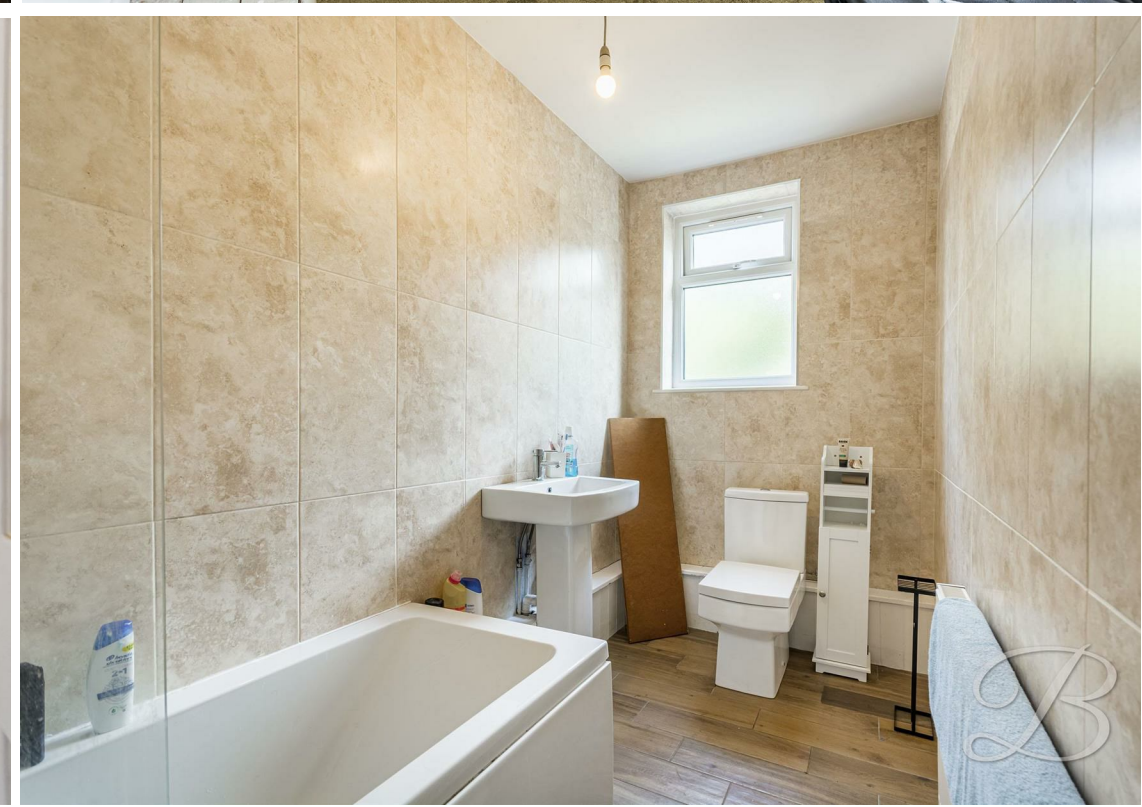


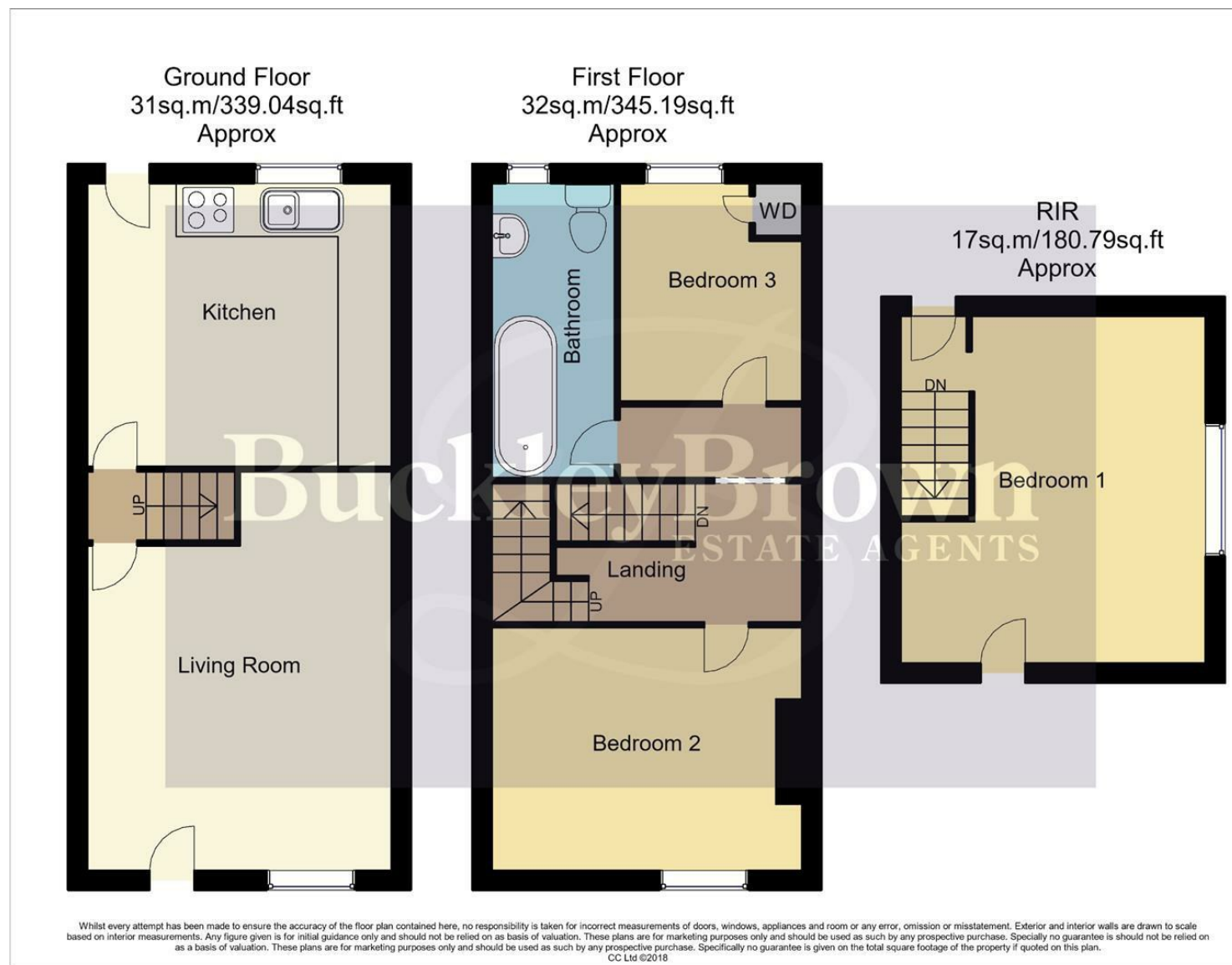
Bedroom One

With a window to the side elevation and a central heating radiator.

Outside

There are steps which lead up to a hard-standing area, providing access to the front door. There is a garden to the rear, ready for someone to put their own stamp on.





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		87
(81-91) B		
(69-80) C	68	
(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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