



£280,000 Freehold

21 ODIN'S WALK SHEEPBRIDGE LANE | | MANSFIELD | NG18 5FN

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ESTATE AGENTS



## YOUR NEXT CHAPTER!!!

Presented in immaculate condition, this beautifully maintained two-bedroom semi-detached property is the perfect home for first-time buyers, those looking to downsize, or investors alike. Ideally located in the sought-after area of Mansfield, the home offers a stylish and comfortable living environment both inside and out. Just moments from a variety of local amenities including shops, schools, parks, and excellent transport links, this home truly has everything on your doorstep.

Internally, the home is presented to an exceptional standard throughout. The bright and spacious living room welcomes you in with a large bay window that floods the space with natural light, creating a warm and inviting atmosphere—ideal for relaxing or entertaining guests. To the rear of the property is a beautifully designed and modern kitchen/dining room. This well-equipped space features contemporary units, quality worktops, integrated appliances, and ample room for dining furniture. Double patio doors lead directly out to the rear garden, offering a seamless connection between the indoor and outdoor spaces. The property offers two generously sized bedrooms, all of which provide neutral decor and ample space for your homely furnishings. Just off the hall, you will find the bathroom which comprises of a modern three piece suite.

The exterior of this property is just as impressive. The front of the home boasts outstanding kerb appeal with a well-maintained lawn and a welcoming entrance. A private driveway provides off-street parking, while the garage offers secure storage or additional parking space. To the rear, the garden is a true highlight—featuring a paved patio seating area, perfect for outdoor dining, and a generously sized lawn ideal for those outdoor activities. Surrounded by secure fencing, the garden provides privacy and peace of mind, making it a safe and enjoyable outdoor space.

Call today to arrange a viewing!!!





#### Entrance Hall

With laminate flooring, central heating radiator and surrounding oak doors allowing access into;

#### Kitchen 10'3" x 12'2"

Complete with a range of wall and base units, with ample worktop space. It features an inset sink and drainer, integrated eye level double oven, an electric hob with hood over, fridge freezer, microwave, dishwasher, and washing machine. With double doors providing direct access onto the garden. This room also allows ample space for your dining furniture.

#### Living Room 12'2" x 13'2"

Complete with carpeted flooring, central heating radiator and a bay window to the front elevation.

#### Bedroom One 11'9" x 12'6"

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

#### Bedroom Two 10'9" x 12'6"

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

#### Bathroom 6'5" x 6'7"

Complete with a three piece suite including



a shower, low flush WC and hand wash basin.

#### Outside

This property boasts excellent kerb appeal, with a well-maintained front lawn, a private driveway, and a garage providing convenient parking and storage. The rear of the home features a charming patio seating area, ideal for outdoor entertaining, complemented by a spacious laid lawn and secure surrounding fencing for added privacy.

#### Garage 9'11" x 19'9"

Accessible from the front and rear elevation. The garage provides further off-road parking or extra storage space.

#### Additional Information

The property benefits from an internal security alarm system.







Ground Floor  
98 Sq.m / 1049.57 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>96</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</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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BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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