



£895 Per Month

12 LYMINGTON ROAD | | MANSFIELD | NG19 6TY

**BuckleyBrown**  
ESTATE AGENTS



TOP OF THE LIST!... Occupying a lovely plot in a convenient area with a wealth of local amenities nearby and good access routes into the town centre is this impressive three bedroom semi-detached house. You will certainly feel at home in this beautifully presented property which boasts a range of wonderful features and will make the perfect home for any tenant. Let's head inside...

First of all you will find a brilliant open plan lounge/diner, which is filled with natural light and boasts a feature fireplace, offers the perfect amount of space to be enjoyed by the whole family. Not only that but there are also patio doors providing convenient access to the conservatory. The kitchen is fantastic too, with shaker style cabinets and units, work surface providing ample room for preparation and window to the rear, as well as a handy cupboard for additional storage, what's not to love?

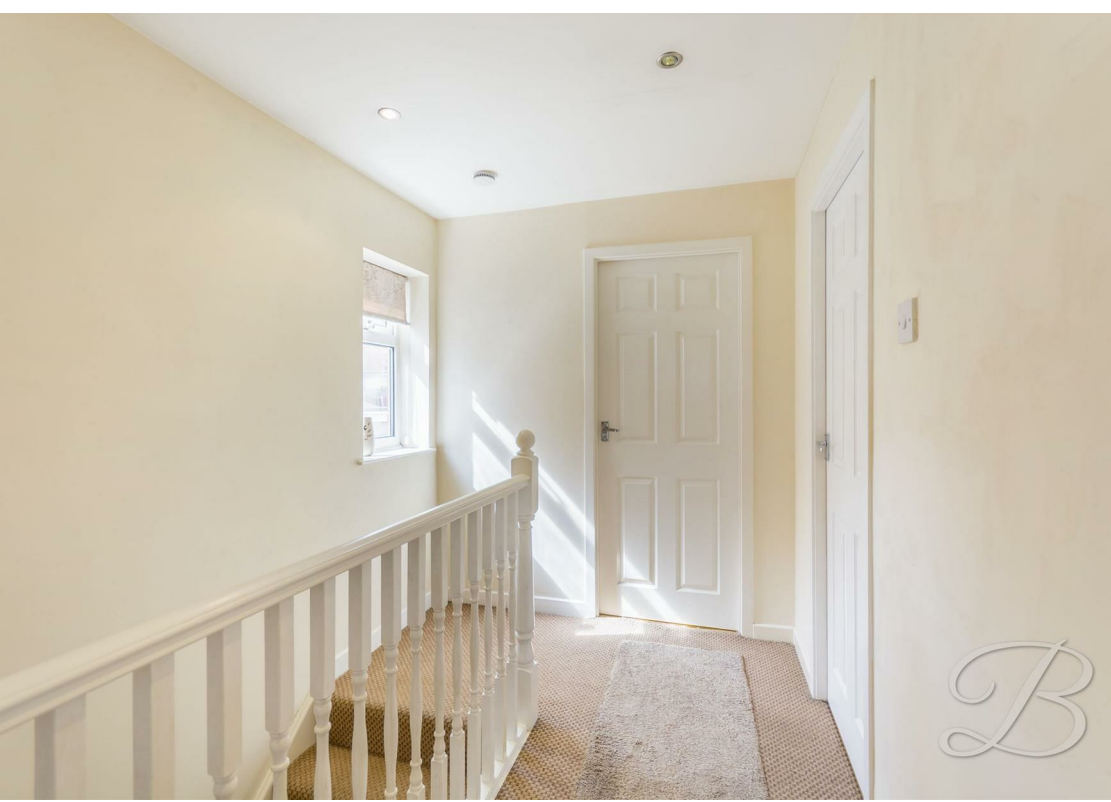
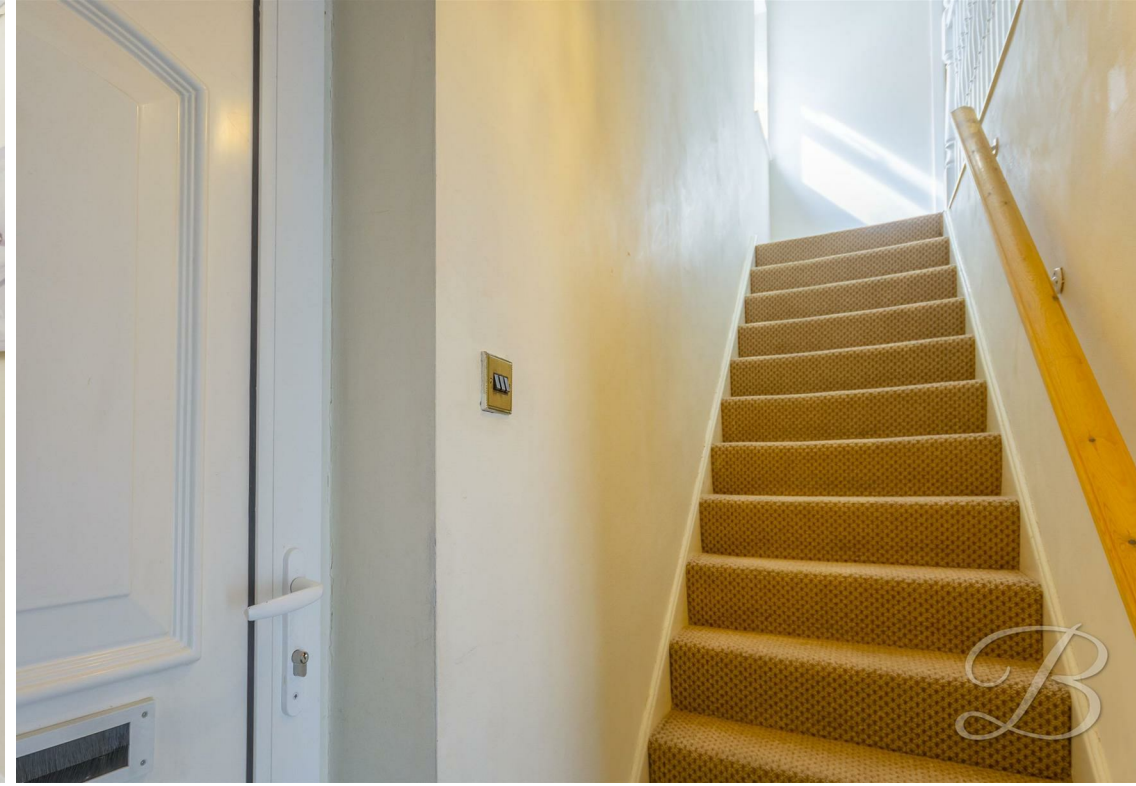
The first floor hosts three superbly presented bedrooms which are versatile and offer a great space to relax, together with a fully tiled bathroom fitted with a suite in white.

This property stands well in our opinion, boasting a low maintenance frontage with a driveway providing off-street parking, which leads up to the single garage. To the rear you will be pleased to find a generously sized garden with a neat lawn and patio, providing a brilliant spot for outdoor seating and entertaining guests. This home is too good to miss, call now to arrange a viewing!









Ground Floor  
61 sq.m/651.86 sq.ft  
Approx.



First Floor  
36 sq.m/390.81 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>71</b>	<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>71</b>	<b>86</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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