



£210,000 Freehold

5 MINTON PASTURES | FOREST TOWN | MANSFIELD | NG19 0RF

**BuckleyBrown**  
ESTATE AGENTS



ONE LEVEL LIVING!... We are delighted to present for sale this delightful detached bungalow, ideally located in the sought-after location of Forest Town. This exquisite property boasts a range of local amenities, green spaces, and walking routes right on its doorstep. The property is also conveniently situated near a bus route, making travel easy and efficient.

As you step inside, you will be greeted by the kitchen, fitted with matching units, providing ample storage and workspace. It is perfect for those who enjoy cooking or entertaining at home. There is a spacious living/dining room featuring a charming fireplace and direct access to the garden. This reception room provides an ideal space for relaxation and entertainment.

The property offers two well-presented bedrooms; a generous double and a cosy single. The modern shower room is designed to a high standard, ensuring your every comfort and convenience.

One of the standout features of this property is the driveway, providing off-street parking and access to the garage. The rear garden has been beautifully landscaped, featuring a paved patio area and flowered and planted border. The rest is mainly laid to lawn, offering a serene and private outdoor space.

This property is ideally suited for downsizers, couples, or those desiring a one-level living arrangement. With its excellent location and charming features, this bungalow is sure to attract a lot of interest. Don't miss out on this unique opportunity to purchase a delightful home in a prime location.

Call today to view!





### Entrance Hall

With a central heating radiator, loft hatch access, and a useful storage cupboard. There is an opening into the kitchen. Doors provide access into;

### Kitchen 8'1" x 9'3"

The kitchen is fitted with a matching range of wall and base units with sink and drainer set into work surface. Integrated appliances include an eye-level oven and a four-ring gas hob. There is space and

plumbing for a washing machine and further space for a fridge/freezer. With a window to the front elevation.

### Dining/Living Room 16'7" x 13'8"

There is ample space for every day living. The focal point is the feature fireplace, providing a warm and cosy feel. With a central heating radiator and patio doors that lead onto the rear garden.

### Bedroom One 9'11" x 12'0"

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

### Bedroom Two 6'11" x 10'10"

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

### Bathroom 7'4" x 6'6"

Fitted with a vanity hand wash basin, low level WC set into vanity unit and a walk-in

shower. With an opaque window to the front elevation and a chrome heated towel rail.

### Outside

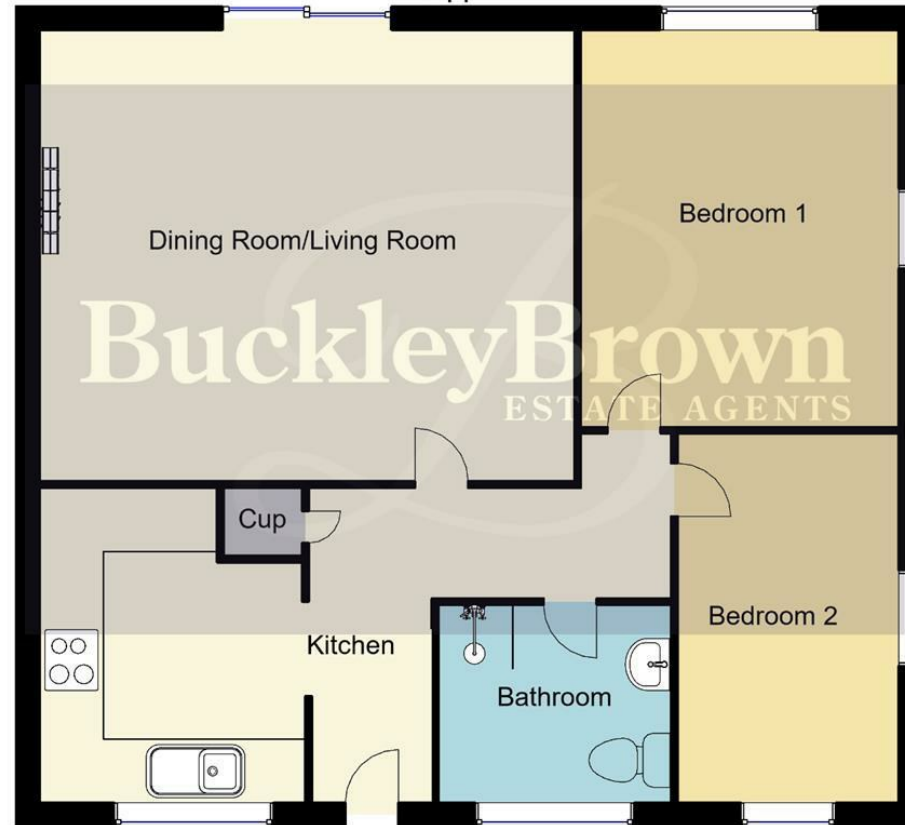
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Ground Floor  
66sq.m/706.16sq.ft  
Approx



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>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</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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