



£290,000

71 RECREATION STREET | | MANSFIELD | NG18 2HP

BuckleyBrown
ESTATE AGENTS

THE ULTIMATE PROJECT!... We are proud to present to the market this detached house, located in the sought-after area of Mansfield, only a short distance from local shops and amenities. Offering a unique and exciting opportunity for investors and homeowners looking for a project.

Upon entering from the rear, you are welcomed into a practical and open utility area, offering additional storage, cupboard space, plumbing, and room for appliances. From here, you can access the tandem garage—a versatile space that can be used for storage, a home gym, or a workshop. The ground floor features a spacious reception area leading into an open-plan living and dining room, both filled with natural light and offering flexible layout options to suit your lifestyle. The kitchen, while in need of modernisation, presents a fantastic opportunity to create a contemporary, functional space ideal for cooking, dining, and entertaining. Completing the ground floor is a convenient downstairs WC.

The property offers three well-proportioned bedrooms, providing ample space for a growing family, guest accommodation, or a home office setup. Just off the landing, you'll find a bathroom and a separate WC—perfectly sized for a three-piece suite—and currently featuring a distinctive round red bathtub, adding a unique touch for those with a taste for retro style. Additionally, there is an en suite accessible from both the second and third bedrooms, offering added convenience and privacy.

The garden is one of the most impressive features of this home, boasting a spacious layout with a well-maintained lawn, a large pond, and a generous patio area—ideal for outdoor entertaining. It also includes a charming summer house and a greenhouse, both of which will remain with the property, adding character and functionality to this fantastic outdoor space.

Although in need of some modernisation this house is simply one of a kind and could become your dream home.





Utility

Utility area with matching cupboards and ample work top space, tiled flooring and ample space for appliances. Double patio doors to the rear garden.

WC

Low flush WC.

Garage

Generous sized garage with ample space for furniture/storage. Potential to become a gym/office etc...

Porch

Entrance to the kitchen.

Kitchen 13'6" x 16'10"

Spacious kitchen with matching cupboards and ample worktop space, integrated gas hob and inset sink along with space for

appliances, feature panelling, laminate flooring and wooden beams running along the ceiling. Space for a dining table and chairs.

Dining Room/Living Room 16'10" x 26'8"

Open plan carpeted living/dining room with a raised dining area and surrounding wooden banister with ample room for your desired dining furniture, the living area is spacious and has a feature fireplace and sliding doors accessing the conservatory as well as a feature archway alcove.

Conservatory 11'10" x 15'4"

Carpeted conservatory with surrounding windows to floor, and access to the rear garden.

Landing

Landing leading into all first floor rooms.

Bedroom One 10'0" x 16'11"

Master bedroom with carpeted flooring, central heating radiator, a built in wardrobe and a Juliet style balcony to the rear elevation.

Bedroom Two 9'1" x 13'4"

Bedroom with carpeted flooring, central heating radiator and access to an en suite.

En Suite 4'5" x 6'7"

Corner bath with shower, hand wash basin and low flush WC.

Bedroom Three 10'0" x 10'10"

Bedroom with carpeted flooring, central heating radiator and access to an en suite. Built in cupboards.

Bathroom 6'5" x 10'5"

This bathroom features a traditional large

round bath with red carpeted steps leading up to it. Hand wash basin and separate WC next door.

WC 3'2" x 4'9"

Low flush WC and hand wash basin.

Summer House

Generous size Summer house with double sliding doors.

Green House

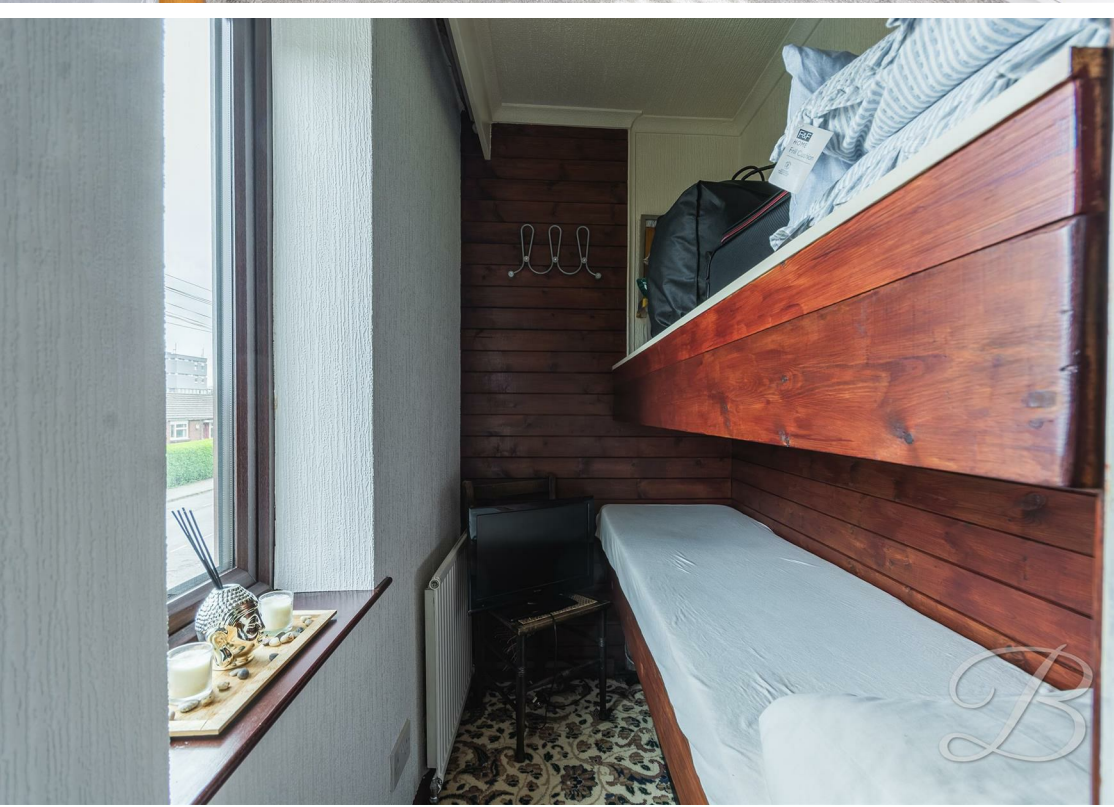
Great space for all year round gardening.

Storage

Perfect storage space for garden tools.

Outside

Paved driveway and gravelled area to the front of the house. To the rear you will find a large garden with its own pond and decking area with a well maintained lawn area towards the bottom of the garden.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A		81	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F	55		
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

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