



£180,000 Freehold

10 OLD MILL LANE | FOREST TOWN | MANSFIELD | NG19 0EP

BuckleyBrown
ESTATE AGENTS

ONE TO MAKE YOUR OWN!... Presenting to you this charming semi-detached home, with a genuine potential to be your dream abode. Currently listed for sale, the property, albeit in need of modernising in areas, offers a canvas for you to create a home that aligns with your personal style and taste. The property is situated in a well-regarded area, offering excellent public transport links and proximity to local amenities. With nearby schools and green spaces, the location is ideal for families and those seeking a balanced lifestyle.

The house comprises of three bedrooms, with two being double and one single – perfect for a growing family or for first-time buyers looking to take their first step onto the property ladder. The property also features an attractive kitchen fitted with shaker-style units, well-positioned to serve the two spacious reception rooms. One of these reception rooms offers direct access to the garden, thereby presenting a brilliant opportunity for indoor-outdoor living.

The property occupies a generous plot and boasts a driveway, allowing for ample off-street parking, which in turn provides access to the garage. The rear garden features several elements which include patio seating areas, decorative stone, with the rest being mainly laid to lawn.

This property is not only a house but an opportunity to craft a home that truly reflects your lifestyle preferences. Its potential for modernisation, coupled with its unique features and ideal location, make it a compelling choice for first-time buyers or families alike.





Entrance Hall

With a window to the side elevation, a central heating radiator, and stairs rising to the first floor. Doors provide access into;

Living Room 10'11" x 11'3"

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

Dining Room 10'11" x 11'0"

With a wall-mounted gas fire, a central heating radiator. There is also fitted storage cupboards, and doors which lead out onto the rear garden.

Kitchen 13'4" x 6'0"

The kitchen is fitted with a matching range of shaker-style wall and base units with

sink and drainer set into work surface.

There are a range of integrated appliances which include an electric fan oven, and a gas hob with an extractor hood over. There is space and plumbing for a washing machine. With a window to the rear elevation, a central heating radiator, and a useful storage cupboard. There is a door which provides access outside.

Landing

With a window to the side elevation and loft hatch access. Doors provide access into;

Bedroom One 10'9" x 9'3"

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



Bedroom Two 8'4" x 11'2"

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

Bedroom Three 7'0" x 7'1"

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

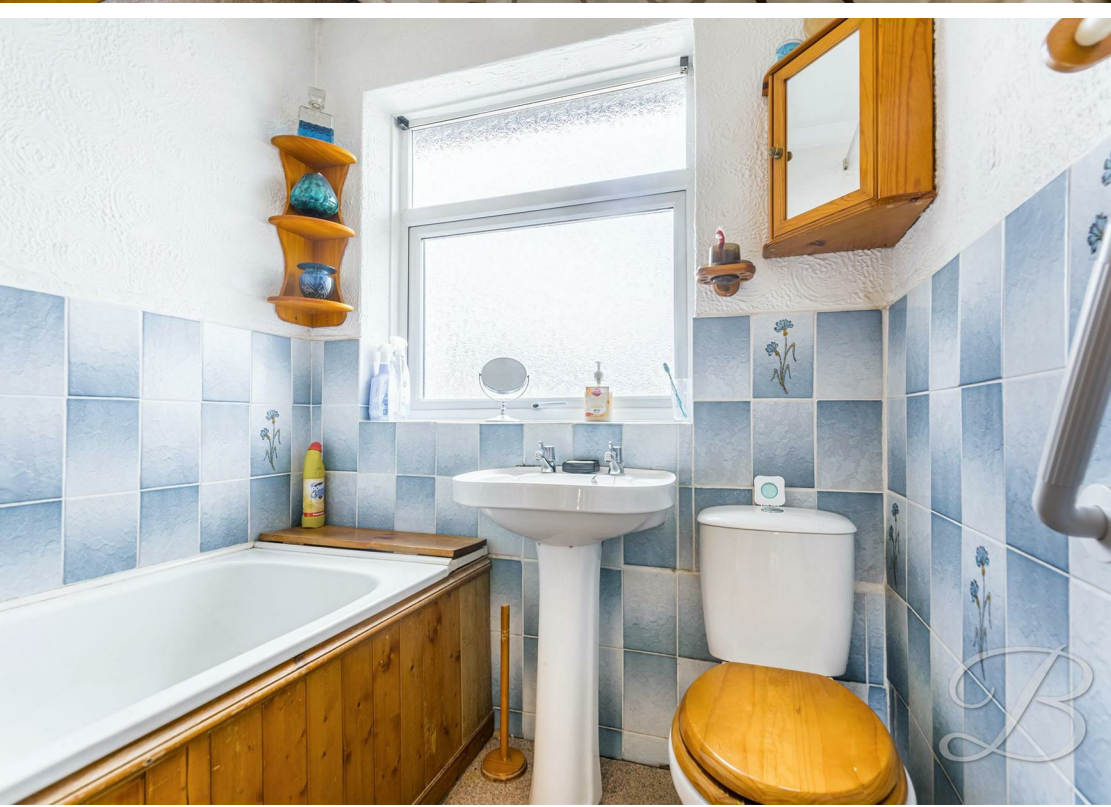
Bathroom 5'11" x 6'6"

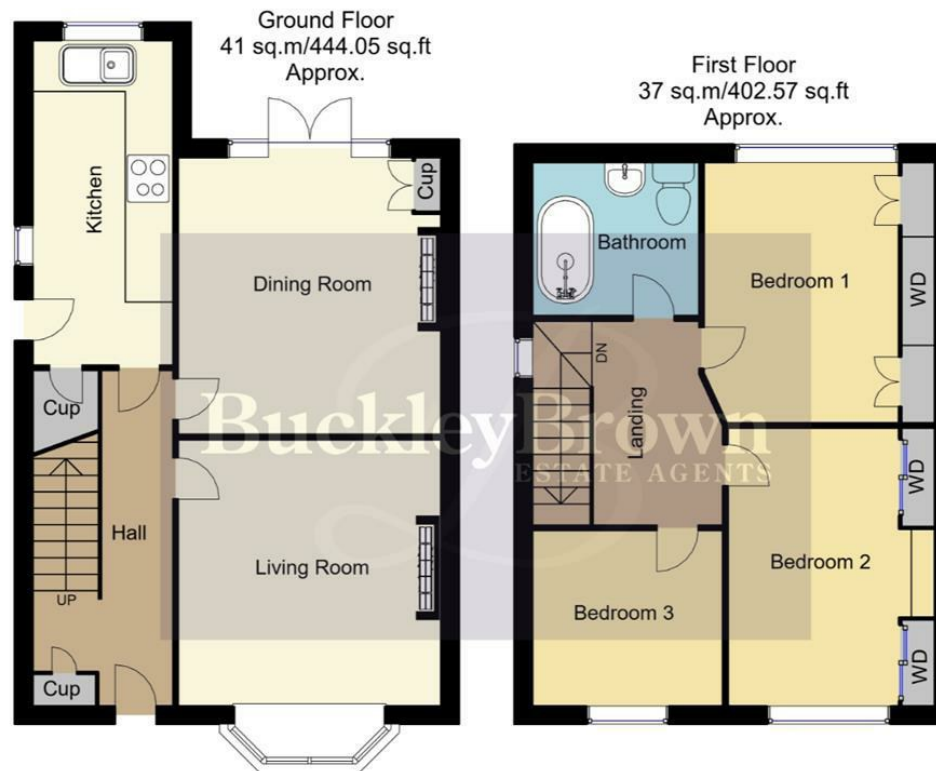
The bathroom is fitted with a low level WC, pedestal hand wash basin, and a panelled bath with complimentary tiled splash back. With an opaque window to the rear elevation, and a central heating radiator.

Outside

The property occupies a generous plot and boasts a driveway, allowing for ample

off-street parking, which in turn provides access to the garage. The rear garden features several elements which include patio seating areas, decorative stone, with the rest being mainly laid to lawn.





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) A		84
(81-91) B		
(69-80) C		
(55-68) D		48
(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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