



£230,000 Freehold

75 LITTLE HOLLIES | FOREST TOWN | MANSFIELD | NG19 0EB

BuckleyBrown
ESTATE AGENTS

Prepare to Fall in Love with This Exceptional Family Home!

This outstanding three-bedroom detached residence offers stylish, spacious, and well-thought-out accommodation, perfect for modern family living. Nestled in a desirable and established residential area, this home is presented to an exceptional standard throughout, with quality finishes and tasteful décor that create an inviting and comfortable atmosphere.

From the moment you step inside, you'll notice the care and attention that has gone into every detail. The welcoming entrance hall sets the tone for what's to come, leading you into a spacious and elegant lounge with sliding doors that open directly onto the rear garden — perfect for enjoying indoor-outdoor living during the warmer months.

The kitchen is a true highlight — smartly designed and well-equipped with a range of contemporary units, room for appliances, and ample workspace. Whether you're cooking a family meal or entertaining friends, this space delivers both functionality and style.

Upstairs, you'll find three generously sized bedrooms, including the benefit of built-in wardrobe in the second bedroom. The family bathroom is equally impressive, featuring a sleek white suite and stylish tiling that adds a touch of luxury.

Externally, the property enjoys a private and enclosed rear garden — a tranquil space ideal for relaxing, gardening, or entertaining. To the front, there is ample off-street parking via a driveway and a single garage, providing practicality to match the home's aesthetic appeal.

This is a rare opportunity to secure a beautifully maintained family home in a prime location. Viewings are highly recommended — don't miss your chance to experience all that this exceptional property has to offer.





Entrance Hall

Housing the stairs to first floor accommodation, central heating radiator and giving access to the ground floor accommodation.

Living Room 11'3" x 15'10"

A spacious room having a window to rear elevation and sliding doors leading out to the rear garden, central heating radiator and ample space for furnishings.

Kitchen 9'8" x 12'8"

Complete with a range of high gloss matching wall and base units with complimentary work surface over, inset one and a half bowl sink with mixer tap over, space for range style oven and having extractor hood above, space for american fridge freezer and window to front elevation.

First Floor Landing

Having carpet flooring, loft hatch, storage cupboard and giving access to;

Bedroom One 8'5" x 12'10"

Having carpet flooring, central heating radiator and window to front elevation.

Bedroom Two 9'1" x 9'7"

Having carpet flooring, central heating radiator, window to rear elevation and has fitted wardrobes for convenient hanging space.

Bedroom Three 7'1" x 8'4"

Having carpet flooring, central heating radiator and window to front elevation.

Bathroom 5'5" x 6'4"

Complete with a three piece suite



comprising of low flush w/c, panelled bath with shower over and glass screen, pedestal hand wash basin, full tiled walls and window to rear elevation.

Outside

To the front of the property there is a driveway providing off street parking and access to the garage. To the rear is a enclosed garden mostly laid to lawn with a dedicated patio seating area to enjoy in the warmer months.



Ground Floor
56 Sq.m/ 603.77 Sq.ft
Approx



First Floor
41 Sq.m/ 437.98 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) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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