

# Offers Over £210,000 Freehold

23 ROTHERHAM ROAD I NEW HOUGHTON I MANSFIELD I NG19 8TE



#### HOME SWEET HOME!

This striking three-bedroom detached home in New Houghton, Mansfield has been lovingly maintained and offers spacious, well-proportioned accommodation ready and waiting for you to make it your own. Ideally located close to local shops, transport links, and amenities, it's move-in ready and not to be missed!

#### Step Inside...

You're welcomed by a warm and inviting living room, beautifully complemented by a feature fireplace—perfect for relaxing after a long day. Adjacent to this is a versatile second reception room, ideal for a dining area, home office, or playroom to suit your needs.

The kitchen is a highlight, boasting a range of modern, matching cabinets and worktops. Whether you're a seasoned cook or a casual chef, this space is perfect for exploring your culinary creativity.

#### Upstairs...

The first floor hosts three generously sized bedrooms. The master bedroom is particularly bright and airy, featuring two windows that flood the space with natural light. Completing the upper level is a stylish three-piece family bathroom located just off the landing.

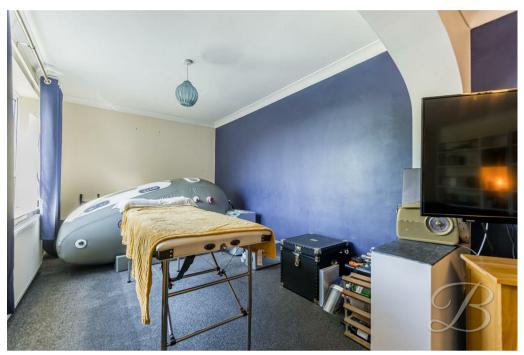
#### Step Outside...

The exterior continues to impress with a private driveway offering off-street parking. To the rear, you'll find a beautifully maintained garden complete with a patio seating area and a neat lawn—ideal for entertaining or enjoying a quiet moment outdoors.

Don't miss your chance to view this wonderful home—call now to arrange a viewing!







## Hall

Fitted with a storage cupboard and access into;

# Kitchen 9'9" x 9'11"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and a window to the front elevation.

# Living Room 12'11" x 17'10"

Spacious reception room with a feature fireplace and sliding doors to the rear. Opening through to an additional living area.

Living Space 8'2" x 13'3" Versatile space with a window to the side elevation. Landing Window to the side elevation, storage cupboard and further access to;

Bedroom One 9'11" x 17'10" Carpeted flooring, central heating radiator and windows to the front elevation.

Bedroom Two 8'8" x 9'10" Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Three 7'5" x 9'1" Laminate flooring, central heating radiator and a window to the rear elevation.

Bathroom 5'5" x 8'1" Neutral three piece suite comprising of a hand wash basin, low flush wC and a bath with an overhead shower. Window to the side elevation.



Garage 8'7" x 16'4" Accessible from the front elevation.

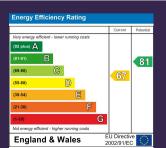
# Outside

Enclosed private driveway to the front with hedge either side, allowing a sense of privacy. The rear garden is mainly laid ti lawn with a patio seating area and fence surround.





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 mission 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 fortage of the property if quoted on this plan. CC Ltd ©2018



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BuckleyBrown Estate Agents 55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk



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