



Offers Over £195,000 Freehold

96 LEEN VALLEY DRIVE | SHIREBROOK | MANSFIELD | NG20 8EN

**BuckleyBrown**  
ESTATE AGENTS



ONE TO CALL HOME!.. Nestled in a peaceful area of Shirebrook, this well-maintained two-bedroom detached house offers the perfect opportunity for buyers looking to put their own stamp on a property. Conveniently located close to local amenities, public transport links, and green spaces, it's ideal for first-time buyers or couples alike.

The ground floor comprises a spacious lounge to the front, a separate dining room to the rear with access to a bright conservatory, and a well-positioned kitchen just off the dining room. A handy ground-floor WC completes the downstairs layout.

Upstairs, you'll find two dormer-style bedrooms, with the master bedroom benefiting from fitted wardrobes, and a shower room fitted with a three-piece suite in white. The landing space offers further storage space for convenience.

Outside, the property boasts off-street parking, with a front driveway leading to a garage. The front garden is attractive, with mature plants, and shrubs, while the rear garden features a patio area, lawn, and established trees and greenery, perfect for relaxing or entertaining.

This is a fantastic opportunity to acquire a detached home in a convenient location with plenty of potential to personalise. Early viewing is highly recommended!







#### Entrance Porch

A door provides access to the hall. With a central heating radiator.

#### Hall

With stairs rising to the first floor. Doors provide access into;

#### Living Room 13'4" x 18'10"

With two windows to the front elevation and two central heating radiators. The focal point of the living room is the feature fireplace.

#### Dining Room 9'10" x 10'7"

With a central heating radiator and an opening into the conservatory.

#### Conservatory

The conservatory overlooks and provides access onto the rear garden.

#### Kitchen 7'9" x 9'10"

The kitchen is fitted with a range of wall and base units with sink and drainer set into work surface. Integrated appliances include an eye-level double oven and a gas hob with an extractor fan over. With an opaque window to the rear elevation.

#### Ground Floor WC 3'3" x 4'2"

Fitted with a low level WC and hand wash basin. With an opaque window to the side elevation and a central heating radiator.



#### Landing

With a useful storage cupboard. Doors provide access into;

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

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

#### Bedroom Two 10'0" x 11'9"

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

#### Bathroom 5'10" x 6'7"

Fitted with a low level WC, pedestal hand wash basin, and a walk-in shower. With an opaque window to the side elevation and a central heating radiator.

#### Outside

The property boasts off-street parking, with a front driveway leading to a garage. The front garden is attractive, with mature plants, and shrubs, while the rear garden features a patio area, lawn, and established trees and greenery, perfect for relaxing or entertaining.

#### Garage 8'7" x 16'11"









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.

CC Ltd ©2018

**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>80</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



96 LEEN VALLEY DRIVE  
SHIREBROOK  
MANSFIELD  
NG20 8EN



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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.

**BuckleyBrown**  
ESTATE AGENTS