



£160,000

MOUNT CRESCENT | WARSOP | MANSFIELD | NG20 0HE

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ESTATE AGENTS

DON'T MISS OUT!

Nestled in the heart of Warsop, Mansfield, this delightful three-bedroom semi-detached house offers spacious and versatile living, ideal for families or anyone looking to put their own stamp on a well-maintained home.

Step inside to find a warm and inviting living room at the front of the property, perfect for relaxing or entertaining. To the rear, a fully equipped kitchen leads seamlessly into a bright and airy conservatory, surrounded by windows and offering direct access to the rear garden – a lovely space to enjoy the outdoors from the comfort of your home. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find three generously sized bedrooms, all offering a blank canvas for personalisation. Off the landing is a modern three-piece bathroom suite, ideal for everyday family use.

To the front, the property benefits from a concrete driveway providing secure off-road parking. The rear garden features a patio area, a useful outbuilding, and is enclosed by fencing, making it a safe and private space for children, pets, or summer entertaining.

A fantastic opportunity to acquire a spacious family home in a sought-after location – viewing is highly recommended.





Hall

Entrance hallway with a window to the front elevation and further access to;

Living Room 11'2" x 16'6"

Spacious reception room with carpeted flooring, central heating radiator and a window to the front elevation.

Kitchen 9'8" x 15'8"

Complete with a range of matching wall and base cabinets, inset sink and drainer, integrated appliances and decorative splashback tiles. Fitted cupboard located under the stairs for additional storage. Access to a handy downstairs WC. Finished with a window to the rear, patio doors opening into the conservatory and an external door to the side elevation.

WC 3'11" x 5'7"

Fitted with a hand wash basin, low flush WC and a window to the side elevation.

Conservatory 7'11" x 11'3"

Surrounding windows, ample furniture space and an external door leading to the rear garden.

Landing

Window to the side, fitted cupboard and further access to;

Bedroom One 10'11" x 11'1"

Carpeted flooring, central heating radiator, built in cupboard space and a window to the front elevation.

Bedroom Two 9'8" x 11'2"

Carpeted flooring, central heating radiator and a window to the rear elevation.



Bedroom Three 8'2" x 8'8"

Carpeted flooring, central heating radiator, built in cupboard and a window to the front elevation.

Bathroom 4'8" x 8'5"

three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window fitted to the rear elevation.

Outbuilding

Additional storage room accessible from the front elevation with a window to the side.

Outside

Large concrete driveway to the front elevation allowing secure off road parking for multiple vehicles. The rear hosts a small patio area to enjoy all year round with access to a handy storage room.





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		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		69
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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