



£190,000 Freehold

24 THE MOUNT | FOREST TOWN | MANSFIELD | NG19 0LA

BuckleyBrown
ESTATE AGENTS

AESTHETIC FAMILY HOME!...We certainly have a treat in store for you with this gorgeous three-bedroom, semi-detached property! This residence has been modernised throughout with stylish decor and quality fixtures and fittings along with an impressive extension. The location is equally as great too, situated in the sought after area of Forest Town.

On entrance to the house is a welcoming hallway leading into one of our favourite rooms in this house which has to be the kitchen/dining area! which is fitted with a range of modern wall and base units, and work surfaces above, you won't need to touch a thing! Not to mention the range of integrated appliances and spotlights which complete the room. There is also space for a dining room table and chairs, which is perfect for those who love to host! Moving on into the living room, this space is filled with a flood of light from windows to the front and rear elevation. It has been decorated to a beautiful standard and has ample space for furnishings and homely touches. The ground floor is complete with an extension running along the side of the house which is currently being used as an office/games room and a handy utility area.

Heading upstairs, you'll be welcomed by three versatile and spacious bedrooms to add your own stamp. The family bathroom is just off the landing and hosts a contemporary two-piece suite making this space perfect to relax and unwind. Just next door you'll find the WC.

Outside will definitely tick those remaining boxes, with the private and low-maintenance rear garden with a lawn and decking patio area. This garden is the ideal setting for summer BBQS. The front presents a large driveway with room for multiple cars. This property is a credit to its owners and would make a wonderful family home. Call now to arrange a viewing!





Hall

Laminate flooring, with access to all ground floor rooms.

Kitchen/Dining Room 12'8" x 18'4"

A bright and modern kitchen/dining area fitted with shaker-style wall and base units and worktops above. It includes integrated appliances such as an oven, microwave, hob, and an inset sink. There is space for additional appliances and room for a dining table and chairs. Patio doors to the rear provide plenty of natural light and lead out to the garden.

Living Room 10'2" x 18'4"

Carpeted living room with central heating radiator, space for all of your home comforts and windows to the front and rear elevation.

Office/games room 6'6" x 24'5"

Laminate flooring long office/games room space, central heating radiator, velux windows in the ceiling, window to the front and rear elevation.

Utility

Handy utility area with space for appliances/storage. Velux window in the ceiling.

Landing

Carpeted landing with access to all first floor rooms.

Bedroom One 10'4" x 12'7"

Master bedroom with carpeted flooring and decorative panelled walls, central heating radiator and a window to the front elevation.



Bedroom Two 9'5" x 10'3"

Spacious bedroom with carpeted flooring, central heating radiator and windows to the front and side elevation.

Bedroom Three 7'0" x 8'7"

Spacious carpeted bedroom with central heating radiator and window to the rear elevation.

Bathroom 5'2" x 5'5"

Two piece bathroom with a bath and hand wash basin.

WC 2'7" x 5'0"

Low flush WC.

Shed

Perfect for storage.

Outside

Large driveway to the front with space for multiple cars. To the rear is a decking area perfect for alfresco dining in the summer along with a large well maintained lawn area.





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		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC

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