



£250,000

159 WESTFIELD LANE | | MANSFIELD | NG19 6EH

**BuckleyBrown**  
ESTATE AGENTS



THE ULTIMATE PROJECT!... We are proud to present to the market this detached house, located in the sought-after area of Mansfield, only a short distance from local shops and amenities. Offering a unique and exciting opportunity for investors and homeowners looking for a renovation project.

The ground floor presents two reception rooms, both offering a light and airy space with flexibility to make them whatever you desire whether that is just some modernisation or to renovate the rooms completely. In addition, there is a kitchen which has the potential to become the heart of the home. With the right vision, this space could be transformed into a modern and functional area for cooking and dining, ideal for hosting family and friends. Finally the ground floor has a spacious conservatory perfect as an extra sitting room and a handy ground floor WC.

The property boasts three bedrooms, offering ample space for a growing family or for setting up a home office. The family bathroom is just off the landing and provides a great space for a three piece suite.

Externally, you will find a generous private driveway allowing for off road parking. There is a well established private garden to the rear which is mainly laid to lawn and a patio seating area. This property also benefits from a a basement and garage.

Overall, this property requires some modernisation, whilst providing you with an excellent opportunity to add value and personalise the home to your exact specifications. This semi-detached house offers a wealth of potential and, with the right care and attention, could be transformed into a truly stunning property. Your vision and creativity could bring this home back to life, making it a lucrative investment or a beautiful family home!







**Porch**  
Entrance to the hallway.

**Hallway**  
Carpeted flooring hallway leading into all ground floor rooms.

**Living Room 12'4" x 12'11"**  
Carpeted flooring, central heating radiator, feature fireplace and a window to the front elevation.

**Dining Room/Living Room 10'11" x 12'11"**  
Carpeted flooring sitting area/dining area. Central heating radiator, ample space for dining furniture, window to the rear elevation.

**Kitchen 9'10" x 10'11"**  
Matching cupboards with worktops above, space for appliances, an inset sink, window to the side elevation and door to the rear with access to the conservatory.

**Conservatory 8'4" x 10'11"**  
Tiled flooring with surrounding windows and a door to the side elevation.

**Landing**  
Landing leading into all first floor rooms.

**Bedroom One 12'10" x 12'10"**  
Spacious master bedroom with carpeted flooring, central heating radiator and window to the front elevation.

**Bedroom Two 12'4" x 12'10"**  
Carpeted flooring, central heating radiator, window to the front elevation.



**Bedroom Three 8'11" x 11'1"**  
Carpeted bedroom with central heating radiator and a window to the front elevation.

**Bathroom 5'0" x 8'5"**  
Three piece suite with shower, low flush WC and hand wash basin.

**Basement**  
Spacious basement with ample storage space.

**Garage**  
Spacious garage with room for a vehicle/storage.

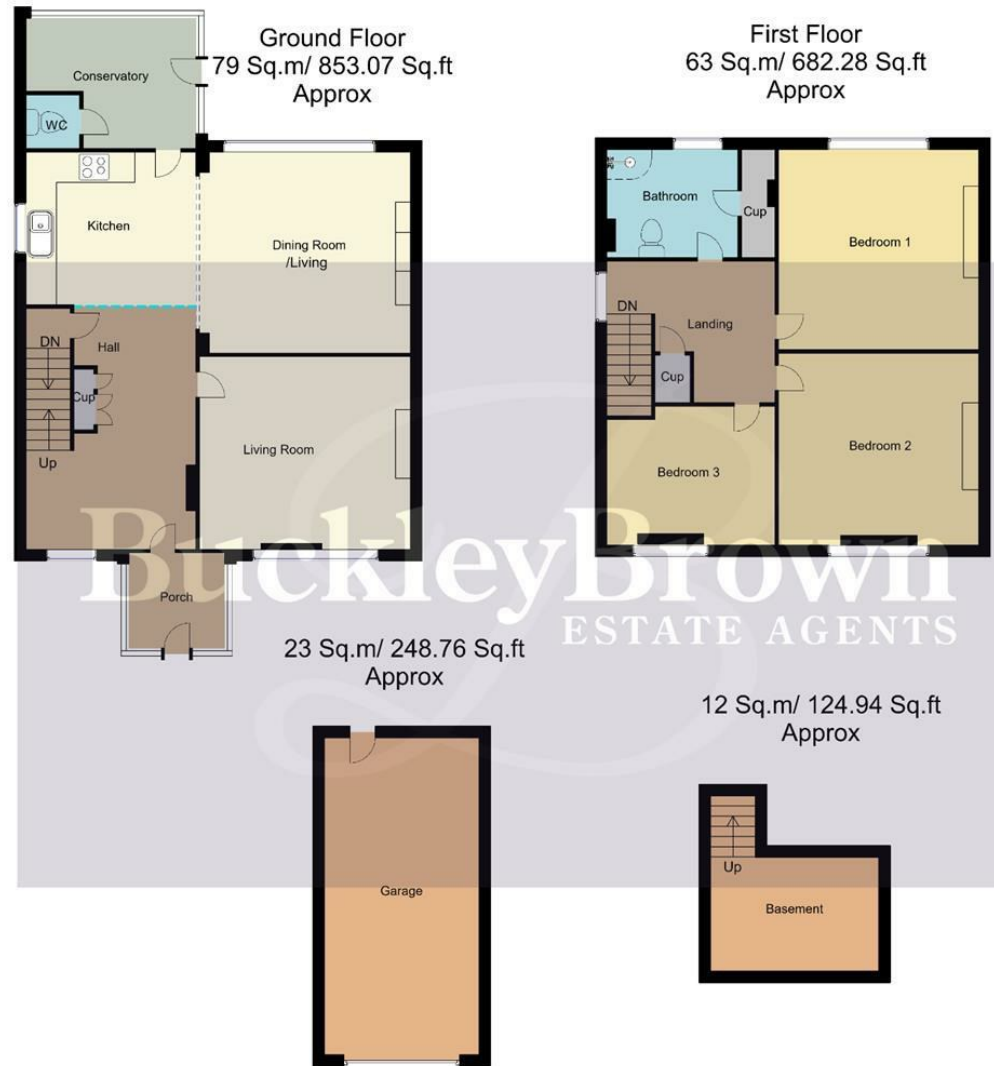
**Outside**  
Driveway to the front with parking space for one vehicle and a decorative front

garden. To the rear garden is a well landscaped lawn with surrounding shrubs and plants and a patio area perfect for alfresco dining.









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. Specially 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) <b>A</b>		<b>75</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>49</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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