



£385,000 Freehold

15 SQUIRES CROFT | KINGS CLIPSTONE | MANSFIELD | NG21 9BX

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ESTATE AGENTS



## CREATE YOUR NEXT CHAPTER...

We are delighted to present this spacious and well-maintained three-bedroom detached bungalow, ideally situated in the popular area of Kings Clipstone—just moments from scenic green spaces, parks, local shops, and excellent transport links. Offering both comfort and practicality, this charming home is perfect for those seeking single-level living without compromising on space or style.

Upon entering, you're welcomed into a bright and inviting living room, complete with a feature fireplace and a cosy yet open layout. A few steps lead up to a raised dining area, creating a natural divide between spaces while maintaining an open feel—perfect for entertaining or everyday family meals. The kitchen is thoughtfully laid out, offering ample space and storage.

A central hallway leads to three well-proportioned bedrooms, including a generous master bedroom with fitted wardrobes and its own en-suite shower room for added privacy. The main bathroom is fitted with a three-piece suite, offering both comfort and convenience.

Outside, the property impresses further with a beautifully presented front garden featuring a neatly laid lawn, private driveway, garage, and mature trees that add to its attractive kerb appeal. The rear garden provides a peaceful retreat with a spacious patio seating area, a lush lawn, and is framed by mature trees and shrubbery—creating a private and tranquil outdoor space ideal for relaxation or entertaining.

Call today to view!!!







#### Porch

With windows to the front elevation, built in storage cupboard and a door providing access into;

#### Living Room 11'3" x 15'3"

With carpeted flooring, feature fireplace, window to front elevation and double doors opening onto the garden. With access to the kitchen and steps up to the dining room.

#### Dining Room

With carpeted flooring and a window to the front elevation.

#### Kitchen 7'8" x 10'4"

Complete with a range of matching wooden cabinetry and ample worktop space. It features an inset sink and drainer,

integrated oven, gas hob with hood over and space for appliances. With a window to the rear elevation.

#### Hall

Surrounding doors provide access into;

#### Bedroom One 10'4" x 10'10"

With carpeted flooring, central heating radiator and a window to the front elevation. This room benefits from fitted wardrobes and its own en-suite facility.

#### En-suite 3'11" x 7'8"

Complete with a three piece suite including a walk in shower, low flush WC and hand wash basin.

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

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



#### Bedroom Three 8'3" x 8'11"

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

#### Bathroom 5'6" x 7'0"

Complete with a three piece suite including a bath, low flush WC and hand wash basin.

#### Outside

The front of the property boasts a double garage, private driveway, a neatly laid lawn, and charming mature trees that enhance its kerb appeal. To the rear, you'll find a generous patio seating area, a well-kept lawn, and a backdrop of mature trees and shrubbery.

#### Garage 18'2" x 18'7"

A spacious double garage, one with an

electric door, accessible from the front elevation and also a private door at the rear, offering secure vehicle parking and excellent additional storage.









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) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>69</b>	
(39-54) <b>E</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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