



£265,000 Freehold

74 WINDSOR ROAD | | MANSFIELD | NG18 4EF

**BuckleyBrown**  
ESTATE AGENTS



## A GREAT OPPORTUNITY!!...

Situated on a generous corner plot in a popular residential area of Mansfield, this spacious three-bedroom semi-detached home offers an ideal blend of indoor and outdoor living. Conveniently located close to local schools, shops, and transport links.

Upon entering the property, you are welcomed into a bright and well equipped kitchen complete with a breakfast bar, providing a sociable space for casual dining. The heart of the home is the living/dining room, which features a log burner—adding that touch of character and charm. In addition, there is a separate lounge area with a feature fireplace, offering a second comfortable living space, which provides the perfect cosy atmosphere.

Upstairs comprises three generously sized bedrooms, two of which benefit from fitted wardrobes for ample storage. The family bathroom is well-appointed with a modern three-piece suite including a bathtub, WC, and wash basin.

The front garden is neatly laid to lawn with mature trees, a pathway leading to the front entrance, and secure surrounding fencing that adds both privacy and character. The expansive rear garden is a true highlight, offering a large patio seating area ideal for entertaining, extensive lawn space, mature trees, and established shrubbery—all enclosed for privacy.

Located at the rear of the property, the annex was previously a double garage and has been fully converted with building regulations into a high-quality self-contained living space. Inside, the annex features an open-plan layout with a fitted kitchen, living area, bedroom space, and a stylish modern shower room. This versatile space is ideal for multi-generational living, guest accommodation or a home office.

Call today to arrange a viewing!!!





#### Entrance Hall

Surrounding doors provide access into;

#### Living/ Dining Room 9'5" x 15'11"

with laid wooden flooring, feature log burner, window to rear and side elevation and a door providing access into the kitchen.

#### Kitchen 9'6" x 13'10"

Complete with an array of matching cabinetry and worktop surfaces. It features an inset sink and drainer, breakfast bar, integrated eye level double oven, electric hob with hood over and space for appliances. With a window and door to the rear elevation.

#### Living Room 10'11" x 16'0"

With laid wooden flooring, feature

fireplace and a window to the front elevation.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 11'0" x 13'3"

With laid wooden flooring, central heating radiator and a window to the front elevation. This room benefits from fitted wardrobes.

#### Bedroom Two 11'0" x 9'1"

With laid wooden flooring, central heating radiator and a window to the rear elevation. This room benefits from fitted wardrobes.

#### Bedroom Three 5'8" x 7'8"

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



#### Bathroom 5'8" x 6'3"

Complete with a three piece suite including a bath, low flush WC and hand wash basin. With a window to the side elevation.

#### Outside

To the front, a path leads to the door with laid lawn, mature trees, and surrounding fencing. The rear offers annex access, patio seating, lawn, mature trees, shrubbery, and fenced boundaries.

#### Annex 14'4" x 16'8"

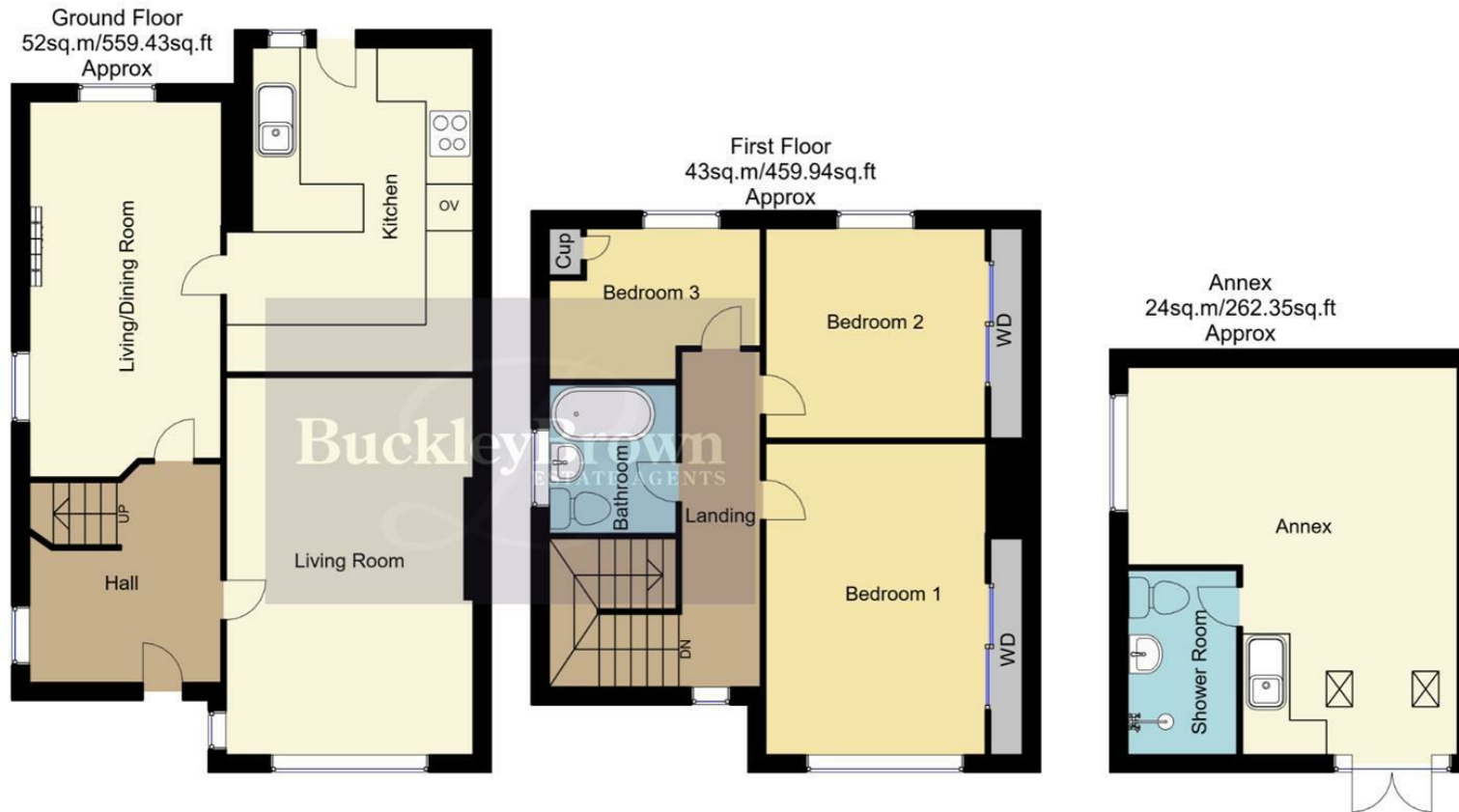
The annex benefits from its own private entrance via a front door, with windows to the side and rear allowing for plenty of natural light, complemented by Velux windows. Inside, it offers a well-equipped kitchen, a comfortable bedroom, and a modern shower room—ideal for guests, extended family, or independent living.

#### Annex Shower room 4'11" x 8'0"

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







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>83</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>		<b>G</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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