



Offers Over £120,000 Freehold

77 WESTFIELD LANE | | MANSFIELD | NG18 1TW

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!...

Perfectly positioned in the highly convenient and sought-after area of Mansfield, this beautifully maintained two double bedroom terraced home is an ideal choice for first-time buyers, young professionals, or investors alike. With excellent access to a range of local amenities, schools, parks, and transport links—including nearby bus routes and Mansfield train station—this property combines practicality with charm.

Step through the front door into a welcoming reception room, perfect for relaxing or entertaining guests. From here, you'll be drawn into the heart of the home: a bright and spacious kitchen, thoughtfully designed with an array of matching wall and base units, coordinated work surfaces offering generous preparation space, and modern fittings. There's also a rear door that opens out onto the enclosed garden area, ideal for summer evenings, gardening, or alfresco dining.

Upstairs on the first floor, you'll find a well-proportioned double bedroom, filled with natural light and offering ample space for furnishings. The landing area also provides access to a stylishly presented family bathroom, fitted with a contemporary white suite including a bathtub with overhead shower, wash basin, and WC—perfect for modern family living.

Continue up to the second floor, where a spacious attic bedroom awaits. This versatile room offers generous space and could easily be used as a main bedroom, guest room, or even a home office or hobby room.

Externally, the home features a low-maintenance frontage and a fully enclosed rear garden, predominantly laid to lawn for ease of upkeep. The garden is an excellent outdoor space for relaxing or entertaining.

Call today to view!!!





Living Room

With carpeted flooring, feature fireplace, window to front elevation and a door providing access into the kitchen.

Kitchen

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer and space for appliances. With a window and door to the rear elevation.

Landing

With access into;

Bedroom One

With carpeted flooring, central heating radiator and windows to the front elevation.



Bathroom

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

Landing

With access into;

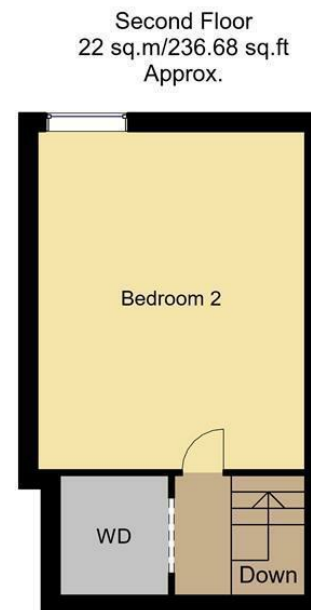
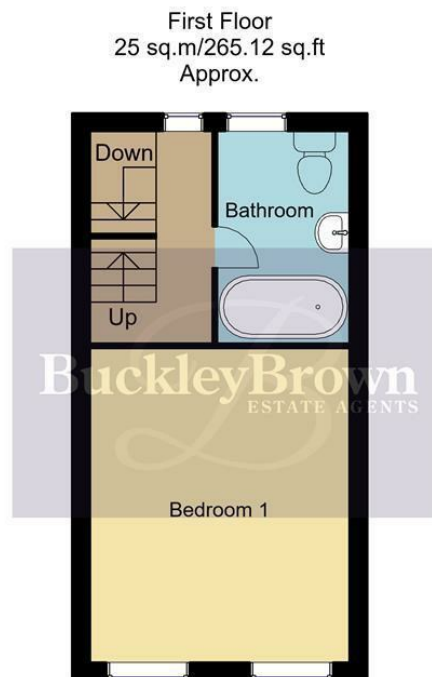
Bedroom Two

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

Outside

Low maintenance frontage. The rear garden hosts a laid lawn with surrounding shrubbery and fencing.



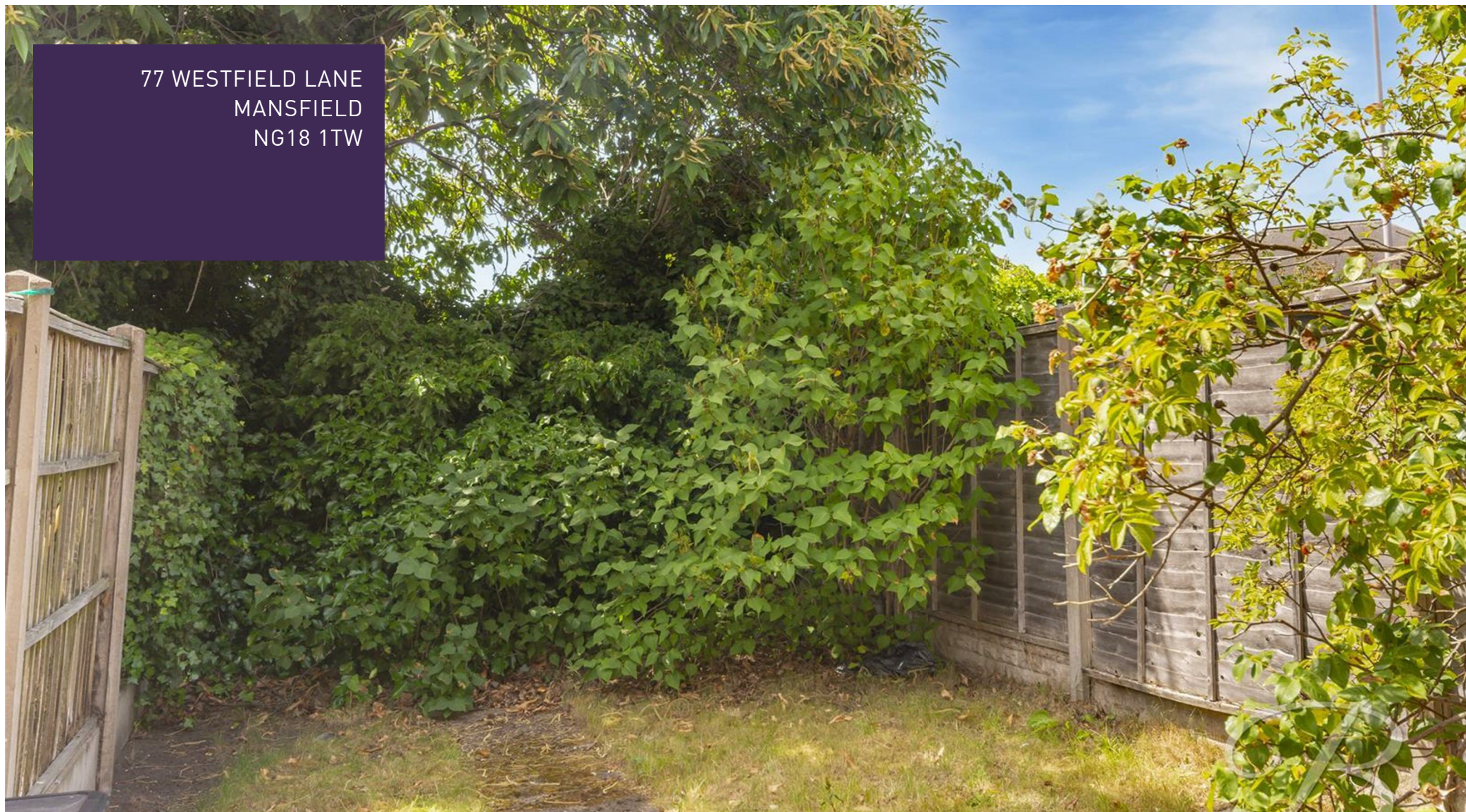


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.
CC Ltd ©2018

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		87
(81-91) B		
(69-80) C		61
(55-68) D		
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

77 WESTFIELD LANE
MANSFIELD
NG18 1TW



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS