



Guide Price £180,000 Freehold

12 WINBORNE CLOSE | | MANSFIELD | NG19 6TU

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE OF £180,000 - £190,000
NO UPWARD CHAIN!

Step inside this beautifully presented three-bedroom semi-detached home, which has been lovingly maintained and thoughtfully updated by its current owners. From the moment you enter, it's clear this home has been well cared for, with tasteful décor, quality fixtures, and a warm, welcoming feel throughout.

The entrance hall creates a strong first impression, recently been fitted with new carpet, which continues up the stairs and across the landing. The spacious lounge/diner is filled with natural light and features characterful cast iron-style radiators, which are controlled by a smart thermostat system. Double doors lead directly out to the decking area and rear garden - ideal for relaxing or entertaining.

The recently-refurbished kitchen is a standout space: modern, practical, and well-designed. It includes a sleek hob, boiling water tap, integrated dishwasher, and a fantastic walk-in pantry that adds to the plentiful storage.

Upstairs, there are three well-appointed bedrooms and a contemporary family bathroom, complete with a rainfall shower and heated towel rail. The main bedroom includes a fitted wardrobe. The second bedroom, currently used as a home office, benefits from a large fitted wardrobe, built-in desk, and fitted office units, and has also been recently re-carpeted. The compact third bedroom features a fitted wardrobe that makes excellent use of the space. The loft is accessed via an enlarged hatch with fold-down wooden stairs. It is half-boarded and houses the recently installed boiler, offering extra storage and improved energy efficiency.

Outside, the rear garden is private and quiet, perfect for enjoying the outdoors. It includes a raised decking area and neat lawn. Two sheds for additional storage. At the front, a large driveway offers off-street parking and leads to a detached double garage with power, electric door, a workbench, and side access—ideal for hobbies, storage, or secure parking





Entrance Hallway

The entrance hall is laid with new carpet and provides access to the main ground floor rooms.

Lounge/Diner

A bright and spacious lounge/diner featuring a bay window to the front elevation, patio doors to decking and rear garden, and stylish cast iron-style radiators controlled by Hive smart thermostat.

Kitchen

The kitchen is fitted with a stunning range of wall and base units, incorporating a drainer sink unit with a boiling tap and attractive hexagonal tiled splashback. Appliances include an integrated dishwasher, electric oven, induction hob,

and an extractor fan. There is a built-in understairs pantry, space and plumbing for a washing machine, a rear-facing window, and a vertical central heating radiator.

Landing

The landing includes a side-facing window and provides further access to the first-floor rooms.

Bathroom

The bathroom comprises WC, a panelled bath with a rainfall shower over, and a countertop wash basin. An opaque window, mirrored cabinet and a heated towel rail complete the space.

Bedroom One

A spacious bedroom benefitting from a built-in wardrobe with integrated lighting,



a rear-facing window, and a central heating radiator.

Bedroom Two

This front-facing bedroom features a built-in wardrobe and desk units, along with a central heating radiator—making it ideal for use as a home office or guest room.

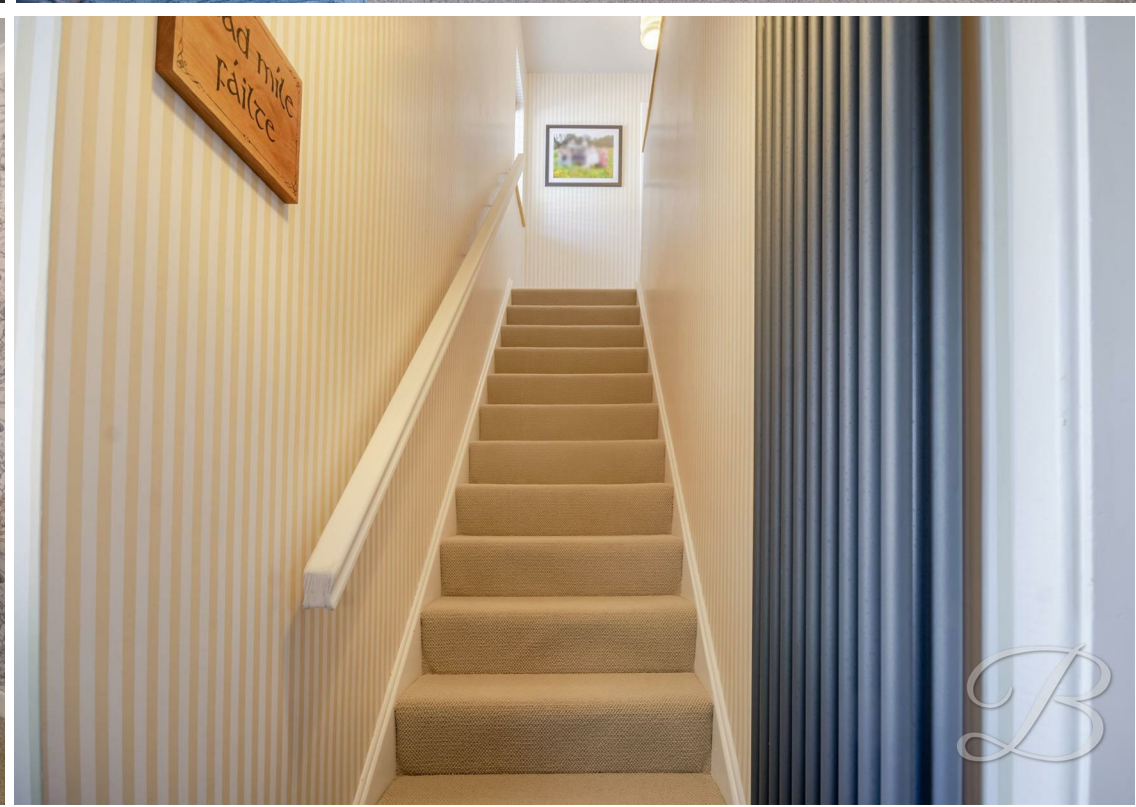
Bedroom Three

A compact bedroom that maximizes space with a built-in wardrobe, complemented by natural light from the front-facing window and a central heating radiator.

Outside

To the front, a large driveway offers off-street parking and leads to a detached double garage with electric door, a workbench, and side access - ideal for

hobbies or secure storage. The rear garden is well-maintained and perfect for outdoor enjoyment, featuring a new raised decking area, a neat lawn, and two garden sheds providing additional storage.

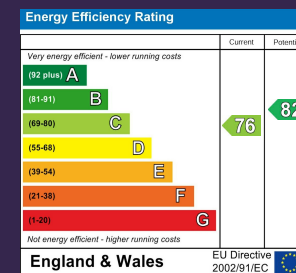




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements.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



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