



Offers Over £120,000 Freehold

59 CARTER LANE | | MANSFIELD | NG18 3DQ

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!...

This well-proportioned two-bedroom semi-detached property is located in a popular residential area of Mansfield and presents a fantastic opportunity for first-time buyers, downsizers, or investors looking to personalise a property to their own taste.

Upon entry, you will find the welcoming living room, offering a bright and comfortable space for everyday living. Moving through, the kitchen provides ample space for cooking and dining, with access to a separate utility area, perfect for laundry and additional storage. At the rear, the bathroom includes a modern three piece suite including a bath with an over head shower, WC, and hand basin.

Upstairs, you'll find two generously sized double bedrooms. The master bedroom benefits from a private en-suite WC, adding extra comfort and practicality.

The front of the property features a low-maintenance frontage, while the rear garden is mainly laid to concrete, creating an easy-care outdoor space. Fully enclosed with fencing, it offers both privacy and potential for outdoor seating or planting areas.

With spacious rooms, a practical layout, and the added bonus of a master en-suite WC, this home provides excellent potential for a range of buyers. Offered as a blank canvas, it's ready for you to move in and personalise to suit your style.

Call today to arrange a viewing!!!





Living Room 12'3" x 14'4"

With carpeted flooring, window to front elevation and access into the kitchen.

Kitchen 12'3" x 11'6"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and an electric hob with hood over. With a window to the side elevation and access into the utility.

Utility

With further cabinetry, space for appliances and access into the bathroom. With a window to the rear elevation and a door providing access onto the rear garden.

Bathroom 6'6" x 8'11"

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

Bedroom One 12'3" x 11'6"

With carpeted flooring and a window to the rear elevation. This room benefits from its own en-suite facility.

En-suite 4'7" x 3'3"

With a low flush WC.

Bedroom Two 8'11" x 14'6"

With carpeted flooring and a window to the front elevation.

Outside

Low maintenance frontage. The rear



garden is mostly concrete, providing a low maintenance space, with surrounding 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.

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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) A		78
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		G
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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