



Offers Over £325,000 Freehold

84 OAK TREE LANE | | MANSFIELD | NG18 3HL

**BuckleyBrown**  
ESTATE AGENTS



## READY TO MAKE THIS YOUR HOME?

Nestled in a sought-after area of Mansfield, this beautifully presented two-bedroom detached dormer bungalow offers spacious and versatile living accommodation, perfect for a range of buyers. Let's take a look inside...

Upon entering, you're welcomed via a practical porch into a spacious entrance hallway. The property features two generous reception rooms: a bright and airy living room with a bay window to the front, which also offers excellent potential to be used as a third bedroom if desired, and a separate lounge at the rear with patio doors opening onto the garden—ideal for relaxation or entertaining. The fully equipped open-plan kitchen/diner provides a sociable and functional space, and a modern family bathroom completes the ground floor.

Upstairs, there are two well-proportioned bedrooms, both with fitted wardrobes and useful eaves storage, providing ample space and practicality.

To the front, the property is set back behind gated access with a well-maintained lawn and a private paved driveway leading to further gates and a detached garage. The rear garden is mainly laid to lawn with a patio seating area, enclosed by fencing that offers a good degree of privacy.

This home combines comfort, flexibility, and style, all within easy reach of local amenities and transport links.

Call now to arrange a viewing!





#### Porch

Window to the front and access into the main hallway;

#### Entrance Hallway

Leading access into;

#### Living Room 11'10" x 13'5"

Carpeted flooring, central heating radiator, a window to the side and a bay window to the front elevation. Has the potential to be utilised as a third bedroom.

#### Lounge 11'10" x 15'4"

Carpeted flooring, central heating radiator, dual aspect windows and patio doors opening onto the rear garden.

#### Kitchen/Dining Room 12'8" x 23'2"

Large kitchen fully equipped with matching

cabinets, inset sink with drainer, integrated appliances and a convenient breakfast bar dividing the areas and offering additional seating. The dining area provides ample space for your desired dining furniture. This open plan room comes with triple aspect windows to both side and the rear along with a door giving access to the side of the property.

#### Bathroom 7'10" x 6'4"

Neutral three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower, finished with a window to the front.

#### Landing

Window to the side and further access to;



#### Bedroom One 11'11" x 16'7"

Carpeted flooring, central heating radiator, built in wardrobe and velux windows.

#### Bedroom Two 12'11" x 8'1"

Carpeted flooring, central heating radiator, eaves storage and a window to the side.

#### Garage 12'0" x 19'7"

Accessible from the front elevation with a window and external door to the side elevation.

#### Outside

Gated lawn to the front which has been well kept alongside a private paved driveway for ample parking and gates leading to the garage. The rear garden is mainly laid to lawn with a patio seating area, the garage and fence surround, offering a degree of privacy.









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 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>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	<b>60</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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