



Price Guide £425,000 Freehold

26 KINGS LODGE DRIVE | | MANSFIELD | NG18 5GZ

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £425,000-£440,000****

CHARACTER & CHARM...

Welcome to this truly unique three-bedroom detached home, full of character, perfectly positioned in the heart of Mansfield and close to excellent local amenities. From the moment you arrive, this property offers instant kerb appeal with its charming exterior, lawned front garden, mature shrubs, and a pathway leading to the front door. A side driveway and integral garage add further convenience.

Step inside and you're greeted by the entrance hall that sets the tone for the rest of the home. The living room is a standout feature, showcasing stunning exposed wooden ceiling beams and beautiful exposed stone walls that give the space a warm, rustic feel. Double doors to the side flood the room with natural light and open directly onto the terrace, creating a seamless indoor-outdoor flow. An exposed stone archway leads effortlessly through to the dining room, where you'll find more character features, including wooden ceiling beams and direct access into the kitchen. Bright and spacious, the kitchen is perfect for cooking and entertaining. It benefits from ample worktop and storage space, plenty of natural light from Velux windows and double doors, and convenient access to the lower ground floor. This well-designed space combines functionality and style to suit everyday family life and social gatherings.

The home features three bedrooms, including a master with its own en-suite. Additionally, there is a separate dressing room, and a spacious four-piece family bathroom.

The lower floor offers practical living with a double garage with an electric door and a utility room, perfect for storage.

The property enjoys a unique and versatile outdoor layout. The first-floor terrace/balcony features artificial grass and a patio seating area. The main wraparound garden extends across the front, right-hand side (as viewed from the street), and rear of the property, offering a mix of green space and privacy.





Entrance Hall

Surrounding doors provide access into;

Living Room 11'10" x 15'11"

The living room is full of character and charm, featuring laid wooden flooring and stunning exposed wooden beams across the ceiling. Exposed stone walls add a rustic and cosy feel, while windows to the front elevation and double doors to the side provide plenty of natural light and direct access to the terrace. An exposed stone archway leads seamlessly through to the dining room, creating a warm and inviting open flow throughout the space.

Dining Room 10'9" x 8'8"

The dining room features laid wooden flooring and exposed wooden ceiling beams. A window to the rear elevation allows natural light to flow through the space, creating a warm and welcoming atmosphere. With direct access into the kitchen.

Kitchen 8'8" x 10'2"

The kitchen offers a practical and inviting space, complete with matching cabinetry and ample worktop surfaces. There is space for appliances, and the addition of rooflight windows and double doors to the front elevation fills the room with natural light. Conveniently, the kitchen also provides access to the lower ground floor. Integrated appliances include, larder fridge, larder freezer, free standing range style cooker with fan oven, traditional oven, separate grill, pan drawer, and 7 ring gas hob. Space for freestanding dishwasher.

Bedroom One 10'9" x 12'0"

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

En-suite 4'10" x 6'4"

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



Bedroom Two 9'3" x 9'8"

With carpeted flooring and a window to the side elevation.

Bedroom Three 8'9" x 11'9"

With carpeted flooring, window to the rear elevation and a rooflight window.

Dressing Room 5'6" x 6'4"

With laid wooden flooring and a rooflight window.

Bathroom 8'0" x 8'10"

Complete with a four piece suite including a shower, bath low flush WC and a hand wash basin. With a window to the front elevation. With under floor heating.

Staircase

With stairs descending to the lower floor and access into;

Utility 7'10" x 8'10"

With further worktop surfaces and space for appliances. With a window, access to a storage room and door to the rear elevation.

Double Garage 18'10" x 19'11"

Providing ample storage or further off-street parking. With an electric remote-controlled contemporary door. Accessed from the brick paved driveway from the street at the side of the property.

Outside

The property enjoys a unique and versatile outdoor layout. The first-floor terrace/balcony features artificial grass and a patio seating area —perfect for relaxing or entertaining. The main wraparound garden extends across the front, right-hand side (as viewed from the street), and rear of the property, offering a mix of green space and privacy. To the rear, there's access to a second driveway located on the left-hand side of the house.





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		
(81-91) B		
(69-80) C		
(55-68) D	68	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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