



Offers In The Region Of £165,000 Freehold

2 HEATHLAND CLOSE | | MANSFIELD | NG18 3NF

BuckleyBrown
ESTATE AGENTS

NO UPWARD CHAIN**
CREATE YOUR NEXT CHAPTER!!...

Located in the convenient area of Mansfield with great access to local amenities, this two-bedroom semi-detached bungalow offers practical, single-storey living ideal for those seeking ease and comfort.

Upon entering, you are welcomed into a well-proportioned kitchen featuring matching cabinetry and ample work surfaces, providing a functional space for preparing meals and everyday tasks. From here, you will find the spacious lounge, which benefits from a charming feature fireplace that serves as a focal point and adds warmth and character to the room. Large windows allow natural light to fill the space, creating a bright and inviting environment perfect for relaxing or entertaining guests.

The bungalow comprises two good-sized bedrooms, both versatile and bright, accommodating a range of furniture layouts to suit your needs. Completing the accommodation is a family bathroom equipped with a three-piece suite, offering convenience and functionality.

Externally, the property boasts a generous driveway that extends along the side of the bungalow to a detached garage, providing ample off-street parking for multiple vehicles. The front garden offers a neatly laid lawn and surrounding mature shrubs, enhancing the property's kerb appeal. The rear garden features a laid lawn bordered by well-established shrubs and enclosed by fencing, creating a private outdoor space ideal for gardening, relaxing, or enjoying outdoor activities in a secure setting.

Call today to arrange a viewing!!!





Kitchen 6'11" x 10'5"

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 side elevation.

Lounge 12'2" x 15'11"

With carpeted flooring, feature fireplace and a window to the front elevation.

Bedroom One 9'0" x 15'3"

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

Bedroom Two 10'5" x 8'10"

With carpeted flooring and a window to the rear elevation.

Bathroom 6'11" x 6'1"

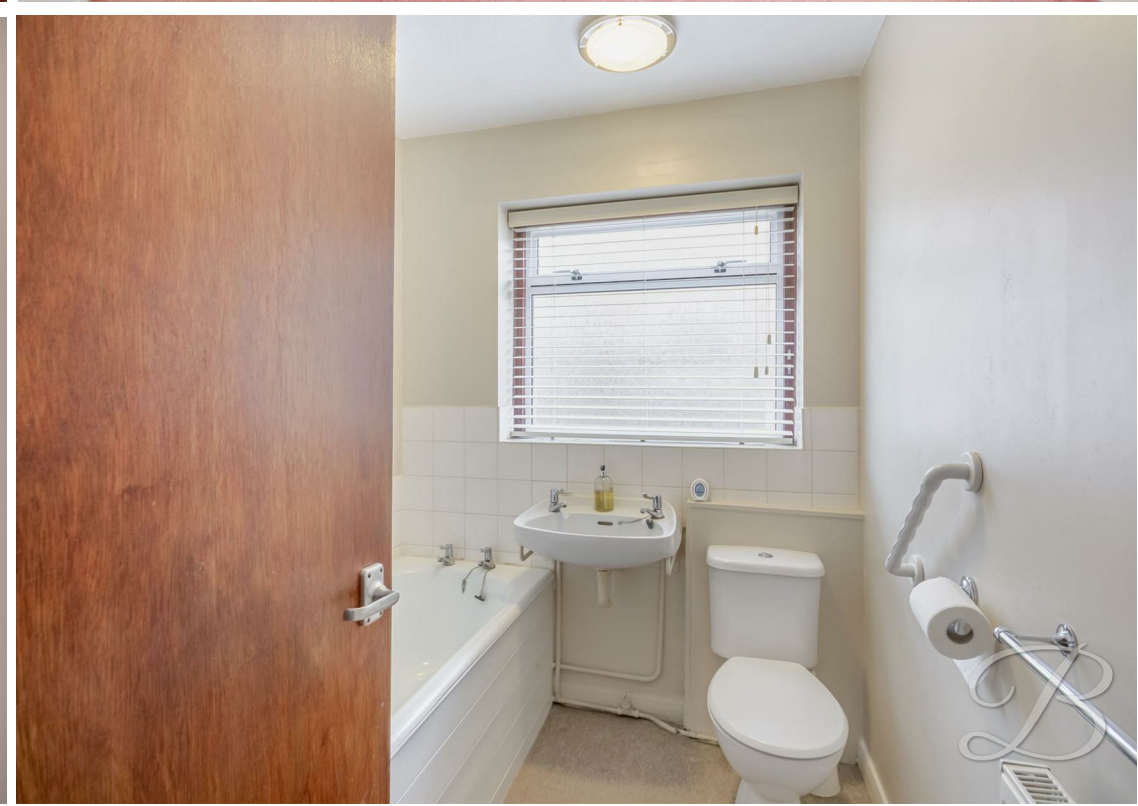
Complete with a three piece suite including bath, low flush WC and a hand wash basin. With a window to the side elevation.

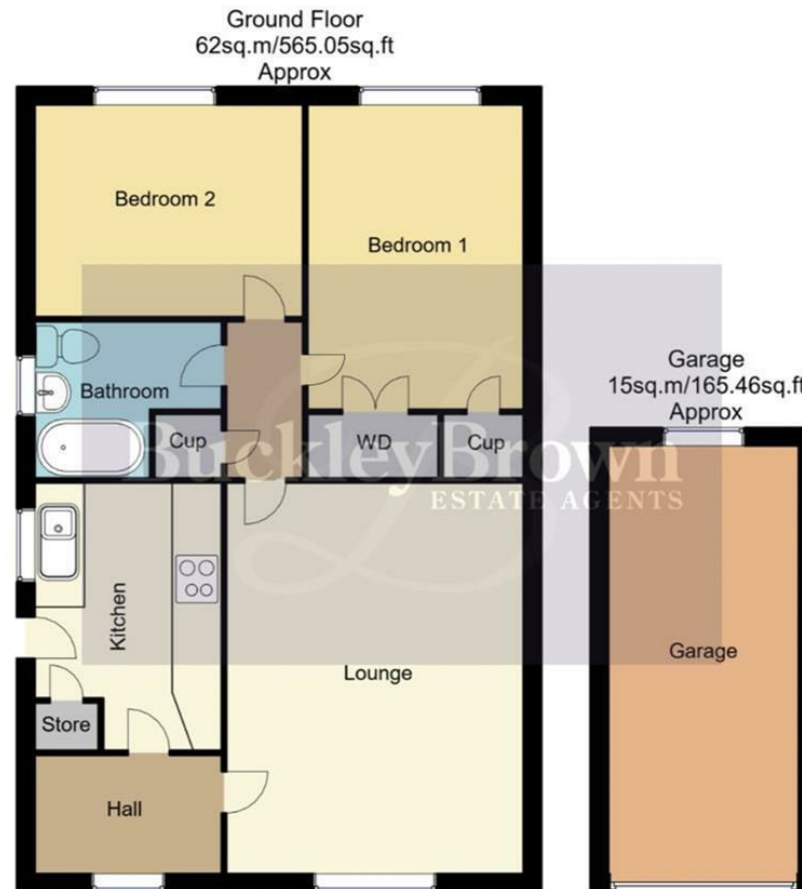
Outside

The front of the property benefits from a large driveway, which continues down the side of the property to the garage, providing ample off street parking, with a laid lawn and surrounding shrubs, creating great kerb appeal. The rear garden hosts a laid lawn with surrounding shrubs and fencing.

Garage 8'3" x 17'8"

Accessible from the front elevation.





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		
(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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