



Offers In The Region Of £125,000 Freehold

49 PROSPECT DRIVE | SHIREBROOK | MANSFIELD | NG20 8BH

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MAKE A MOVE!...

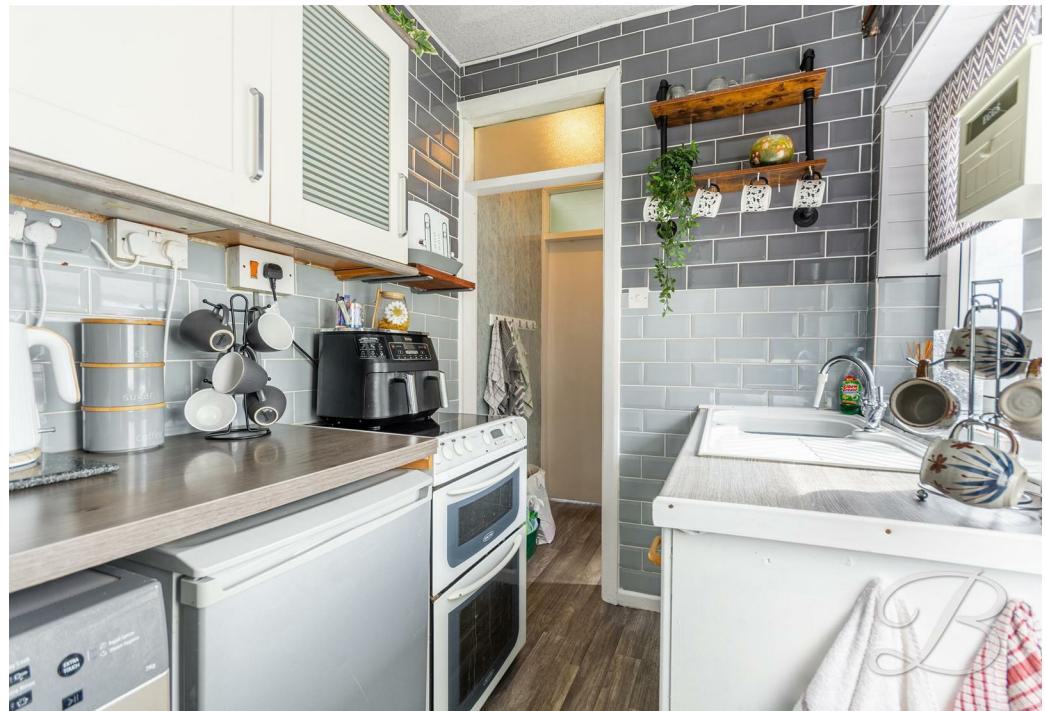
Located in the heart of Shirebrook, this well-presented two-bedroom end-terrace home is within easy reach of excellent local amenities including shops, schools, and transport links—making it a fantastic choice for a variety of buyers.

As you enter through the light-filled conservatory, you're greeted by a warm and welcoming atmosphere. The dining room is generously sized and features a charming fireplace that adds a touch of character, perfect for family meals or entertaining guests. A separate living room, also with its own feature fireplace, offers a cosy retreat for relaxing evenings. The kitchen is well-laid out with ample storage and workspace, leading to a practical shower room and a separate WC.

Upstairs, you'll find two generously sized bedrooms, with the master bedroom boasting a walk-in wardrobe—a real luxury for extra storage and organisation.

Outside, the property offers attractive, low-maintenance spaces both front and back. The front garden is enclosed with an artificial lawn, a useful shed, and a lean-to structure ideal for extra storage or sheltered seating. The rear garden features another artificial lawn, complemented by decorative plants and a secure fence surround for privacy.

This property offers a wonderful blend of traditional charm, modern practicality, and a prime location. Call today to arrange a viewing!!!





Conservatory 4'1" x 7'10"

Surrounding windows and further access into;

Dining Room 12'11" x 9'11"

Carpeted flooring, ample space for your desired furnishings and a window to the front elevation.

Living Room 12'11" x 11'10"

Versatile room with a fitted storage cupboard located under the stairs and a window to the rear elevation.

Kitchen 5'8" x 7'10"

Fitted with a range of matching wall and base cabinets, inset sink with drainer and space and plumbing for additional appliances. Window to the side along with access to a handy downstairs WC and shower room.

WC 2'9" x 5'3"

Fitted with a low flush WC and a window to the side.

Shower 5'8" x 7'0"

Complete with a shower cubicle, hand wash basin and a window to the side.

Landing

With access to;

Bedroom One 12'11" x 11'11"

Carpeted flooring, central heating radiator, walk in wardrobe and a window to the rear elevation.

Bedroom Two 12'11" x 9'10"

Carpeted flooring, central heating radiator, built in cupboard and a window to the front.

Outside



The front consists of an enclosed artificial lawn, shed and a lean to structure whilst the rear also benefits from another artificial lawn, decorative plants and fence surround.





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. Specifically 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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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