



Guide Price £225,000 Freehold

114 OAK TREE LANE | | MANSFIELD | NG18 3HL

BuckleyBrown
ESTATE AGENTS

****GUIDE PRICE £225,000- £250,000****

Welcome to this four-bedroom, three-storey semi-detached home in Mansfield. Ideally located close to local amenities, this family home offers versatile living space across three floors, combining comfort, style, and practicality.

Step through the welcoming hallway and discover a well-equipped kitchen, thoughtfully designed with plenty of storage and workspace. The living room is a warm and inviting space, featuring a charming feature fireplace and double doors opening into the conservatory, which is surrounded by windows and leads directly to the garden—perfect for enjoying natural light and outdoor views all year round.

On the first floor, there are three well-proportioned bedrooms, two of which include fitted wardrobes, providing excellent storage options. The top floor is dedicated to a spacious master suite, complete with a dressing room and en-suite bathroom, offering a private and relaxing retreat.

Externally, the property boasts a low-maintenance frontage with carefully a laid gravelled area and a paved pathway leading to the front door, creating a welcoming and attractive entrance. The rear garden is a true highlight, offering both practicality and charm. A gated entrance provides secure off-street parking and easy access to the detached garage. The garden itself features a well-kept laid lawn, a generous patio seating area perfect for entertaining or relaxing, and a versatile lean-to structure that can be used for storage, a workshop, or outdoor hobbies.

This home is full of character and functionality, combining generous living space, individual features, and a well-designed layout, making it a fantastic opportunity for families seeking a stylish, comfortable, and convenient property in Mansfield.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Kitchen 8'0" x 10'5"

Complete with a range of wooden cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. With a window to the front elevation.

Living Room 14'7" x 14'5"

With carpeted flooring, feature fireplace, window to the side elevation and double doors opening into the conservatory.

Conservatory 11'5" x 9'2"

With surrounding windows and double doors opening onto the garden.

Landing

With access into;

Bedroom Two 8'1" x 11'0"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

Bedroom Three 7'9" x 11'1"

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

Bedroom Four 6'8" x 8'4"

With carpeted flooring and a window to the rear elevation.

Bathroom 6'8" x 8'2"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin.

Landing

With access into;



Bedroom One 14'4" x 8'4"

With carpeted flooring, velux windows and a fitted wardrobe. This room benefits from its own en-suite facility and dressing room.

En-suite 8'11" x 5'2"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin.

Outside

Low maintenance frontage with surrounding gravelled areas and a pathway leading to the front door. The rear garden offers a gated entrance providing off street parking and access to the garage. The rear garden offers a laid lawn, patio seating area and a versatile lean-to structure.





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) A		
(81-91) B		
(69-80) C		
(55-68) D	65	71
(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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