



Offers Over £210,000 Freehold

7 QUINES HILL ROAD | FOREST TOWN | MANSFIELD | NG19 0NW

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!!..

We can't wait to show you around this beautiful three-bedroom family home, located in the highly popular and sought-after location of Forest Town. Well-maintained, spacious, and modern throughout, this property is the perfect find for first-time buyers or growing families, and is situated nearby to an excellent range of shops, amenities, parks, schools and transport links to neighbouring towns and cities. Let's take a peek inside..

This stunning three-bedroom detached home is ideal for any family, offering a beautiful move-in ready feel complimented by tasteful, neutral décor throughout.

On the ground floor, the property features an inviting entrance hall, a spacious lounge, modern kitchen/diner, and a bright conservatory that opens out onto a private, fully enclosed rear garden—perfect for relaxing or entertaining.

Upstairs, the first floor offers three generously sized bedrooms and a well-appointed family bathroom, all accessed from the central landing.

Externally, the home benefits from off-road parking via a convenient driveway, as well as double gate access leading to a brick-built detached garage, providing excellent storage or additional parking.





Hall

With access into;

Living Room 9'11" x 15'10"

Carpeted flooring, central heating radiator and dual aspect windows to the front and rear elevations.

Kitchen/Dining Room 9'6" x 15'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, splashback tiles and a window to the front.

Conservatory 12'2" x 12'11"

Laminate flooring, Upvc double glazed, radiator, power and lighting, with access to the rear garden.

First Floor Landing

Carpeted with double glazed window and access to:

Bedroom One 10'2" x 10'2"

Double bedroom with carpeted flooring, radiator and double glazed window to the rear aspect.

Bedroom Two 7'6" x 8'10"

A second well-sized bedroom with carpeted flooring, radiator, and double glazed rear window.

Bedroom Three 7'5" x 6'9"

Carpeted flooring, radiator and double glazed window to the front elevation.

Bathroom 10'2" x 5'5"

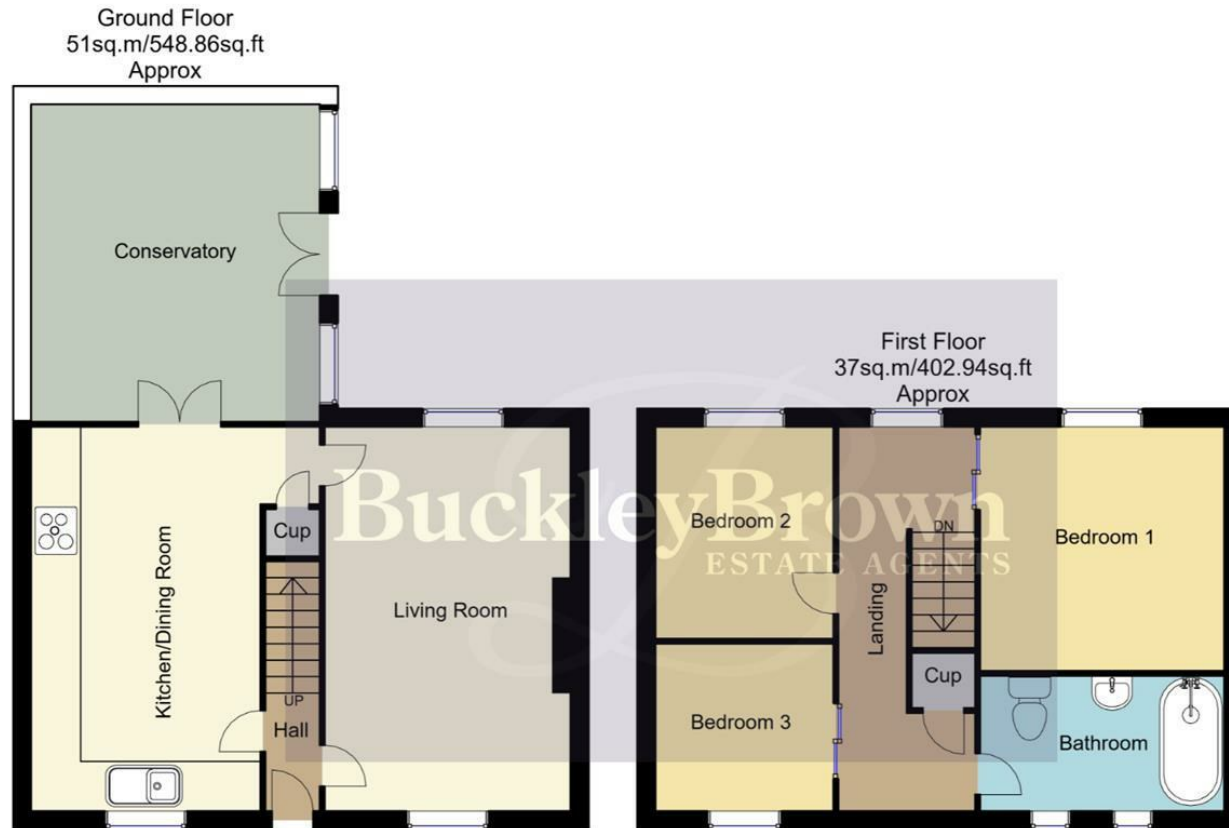
Three piece suite comprising wash hand basin and wc in vanity, bath, towel rail, vinyl flooring, fully tiled walls, and double glazed window to the front elevation.

Outside



To the rear of this property you will find a well-sized garden which is mainly laid to lawn with a convenient patio area perfect for outdoor seating and entertaining. This space is fully enclosed, with secure gated access and double gates for vehicle access to a detached garage space offering power and lighting.





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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	
England & Wales		EU Directive 2002/91/EC

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