



Offers Over £218,000 Freehold

6 ALBANS COURT | FOREST TOWN | MANSFIELD | NG19 0GD

**BuckleyBrown**  
ESTATE AGENTS



## THE ONE FOR YOU!...

Welcome to this beautifully presented three-bedroom semi-detached home, perfectly situated in the sought-after area of Forest Town. Offering excellent access to local amenities, schools, and transport links, this property is ideal for families and professionals alike.

Stepping inside, you are greeted by a welcoming hallway leading into a stylish, well-planned kitchen. Featuring modern units, ample worktop space, and a practical breakfast bar, it's designed for both everyday living and socialising. The spacious living room is the heart of the home, with a feature fireplace adding warmth and character. To the rear, the bright and airy dining room benefits from surrounding windows that flood the space with natural light, while the sleek bi-folding doors open out to the garden, making it a perfect setting for entertaining or enjoying family meals with a view. A convenient downstairs WC completes the ground floor.

Upstairs, you'll find two well-proportioned bedrooms alongside a versatile dressing room fitted with wardrobes, offering excellent storage or the option to convert into a third bedroom. The contemporary family bathroom serves the first floor.

Externally, this property continues to impress. To the front, a neat area of artificial lawn creates an attractive, low-maintenance kerb appeal, with a pathway leading to the entrance. A driveway provides off-road parking and access to the garage, ideal for storage or additional vehicle space. The rear garden is designed for both relaxation and entertaining, featuring a spacious patio seating area perfect for summer evenings, a laid lawn for children or pets to enjoy, and secure surrounding fencing for privacy and peace of mind.

Please note: The rear garden is held on a lease agreement with an annual cost of £300.

Call today to arrange a viewing!!!





#### Entrance Hall

Surrounding doors provide access into;

#### Kitchen 7'9" x 12'0"

Complete with an array of matching cabinetry and worktop surfaces. It features an inset sink and drainer, integrated double oven, gas hob with hood over, space for appliances and a breakfast bar. With a window to the front elevation.

#### Living Room 12'6" x 14'7"

With carpeted flooring, feature fireplace and double doors opening into the dining room.

#### Dining Room 8'6" x 9'2"

With surrounding windows and bi-folding doors opening onto the garden.

#### WC 2'9" x 4'10"

Complete with a low flush WC and a hand wash basin.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 11'4" x 12'5"

With carpeted flooring, built in storage cupboard and a window to the front elevation.

#### Bedroom Two 8'5" x 14'5"

With carpeted flooring and velux windows.

#### Dressing Room 7'10" x 12'2"

With carpeted flooring, fitted wardrobes and a velux window.

#### Bathroom 6'7" x 6'11"

Complete with a three piece suite including



a bath with an over head shower, low flush WC and a hand wash basin. With a velux window.

#### Outside

The front of the property offers an area of artificial lawn, pathway to the front door, a driveway and a garage. The rear garden hosts a patio seating area, laid lawn and surrounding fences.

#### Garage 8'6" x 17'6"

Accessible from the front and rear elevation.

#### Additional Information

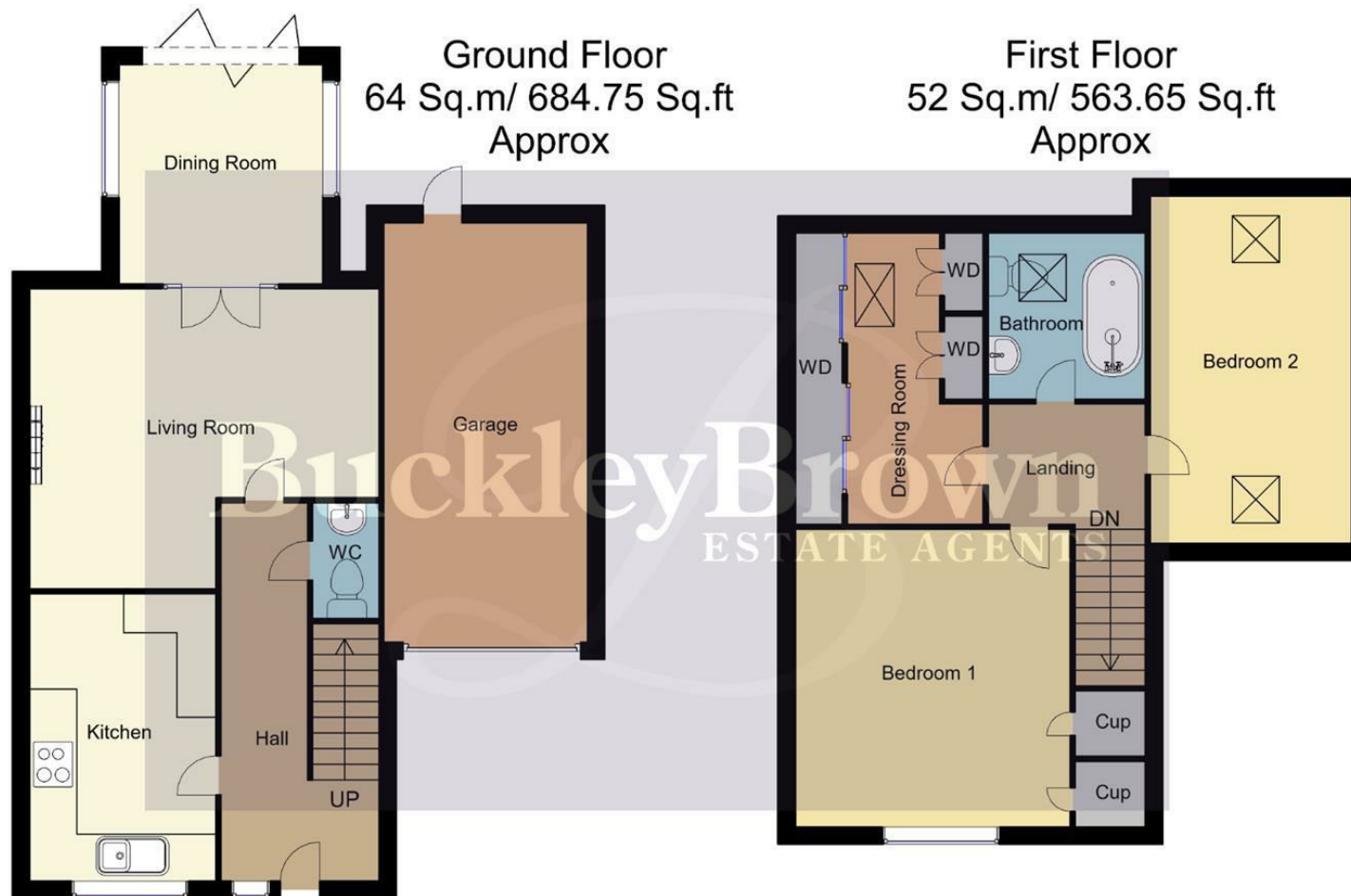
-Newly fitted electric garage door, combining convenience with security and ease of access.

-Recently installed gas boiler (only 2 months old), offering efficiency, reliability, and peace of mind.









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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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