



£300,000 Freehold

163 SHEEPBRIDGE LANE | | MANSFIELD | NG18 5DT

BuckleyBrown
ESTATE AGENTS

****NO CHAIN****

ONE FOR THE FAMILY!!.. We can't wait to show you around this stunning three-bedroom detached family home, located within the popular residential area of Sheepbridge Lane and nearby to a wealth of shops and amenities, including parks, schools, and transport links that make commuting a breeze! The property itself has been kept to a wonderful standard throughout, boasting a spacious internal layout that is perfectly suited to growing families! Let's take a look around..

The ground floor welcomes you to a great entrance hall where you'll instantly get a sense of the space on offer. The living room is filled with an abundance of natural light that flows wonderfully through the bay fronted window. There's comfy carpeted flooring, along with a feature fireplace that lends itself perfectly to cosy nights in. A second reception room is positioned just next door, and lends itself well as a dining room with a further feature fireplace and ample space to enjoy sit down meals with the family. The kitchen is equally impressive and equipped with a range of attractive units to utilise, along with lots of preparation space to enjoy cooking up tasty meals. What's not to love?

The first floor hosts three well-appointed bedrooms, all of which offer plenty of space and flexibility to add your own stamp. The family bathroom can also be found off the landing and comprises of a contemporary three-piece suite where you can unwind after a long day.

Heading outside, you will only be further impressed to find a most spacious and enclosed garden to the rear with a lovely lawn, single detached garage, and steps leading up to an excellent paved seating area where you can enjoy hosting outdoor gatherings or alfresco dining with family and friends! There's an additional pathway with a gorgeous display of mature shrubs and trees, and the front of the property benefits from a private driveway, allowing for ample off-road parking space.





Entrance Hall

With central heating radiator, stairs leading up to the first floor, and access into;

Living Room 12'11" x 12'0"

With fitted carpets, feature fireplace, central heating radiator, window to the side elevation, and a bay fronted window.

Dining Room 11'11" x 12'5"

With fitted carpets, feature fireplace, central heating radiator, and dual aspect windows to the side and rear elevation.

Kitchen 8'8" x 18'10"

Complete with an extensive range of modern units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, hob

with extractor fan above, space and plumbing for a washing machine, space for a fridge-freezer, pantry, tiled flooring, central heating radiator, and a window to the rear elevation.

Landing

With fitted carpets, loft hatch, window to the side elevation, and access into;

Bedroom One 12'11" x 12'0"

With fitted carpets, central heating radiator, and a bay fronted window.

Bedroom Two 11'11" x 12'7"

With fitted carpets, central heating radiator, and a window to the rear elevation.



Bedroom Three 6'10" x 7'0"

With fitted carpets, central heating radiator, and a window to the front elevation.

Bathroom 7'6" x 7'4"

Complete with a fitted bath with overhead rainfall shower, low flush WC, vanity hand wash basin, chrome heated towel rail, storage cupboard, full-height tiling, and two opaque windows to the side and rear elevation.

Outside

Featuring a spacious and wonderfully presented garden to the rear with a concrete area, lawn, single detached garage, steps leading up to an excellent size paved seating area, storage shed, and additional pathway through beautiful

surrounding mature shrubs and trees. The front of the property also benefits from a spacious private driveway, allowing space for ample off-road parking.





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. Specially 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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MANSFIELD
NOTTINGHAMSHIRE
NG18 5DT



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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