



Offers Over £180,000 Freehold

27 STANTON STREET | NEW HOUGHTON | MANSFIELD | NG19 8TQ

**BuckleyBrown**  
ESTATE AGENTS

## A TIMELESS FAMILY HOME...

Situated in the sought-after village of New Houghton, Mansfield, this well-presented semi-detached property offers an excellent opportunity for families, couples, or first-time buyers. The location provides easy access to local amenities, schools, transport links, and nearby green spaces, making it a convenient yet peaceful place to call home.

On the ground floor, the property boasts a bright and welcoming living room with space for a variety of furnishings, a fitted kitchen offering ample storage and preparation space, and a separate dining room ideal for family meals or entertaining guests. The layout creates a practical and versatile flow, perfect for everyday living.

To the first floor, there are three generously sized bedrooms, each offering plenty of natural light and space for storage, making them suitable for both family use and home-working if required. The accommodation is completed by bathroom fitted with a contemporary three-piece suite comprising a bath, wash hand basin, and WC.

Externally, the property is enhanced by a decorative front garden, with a driveway providing off-street parking and access to a garage. To the rear, there is a large and beautifully maintained garden, featuring a variety of established shrubs, mature trees, and a patio area, offering a private outdoor space perfect for relaxation, gardening, or entertaining in the warmer months.

Call today to view!!!





#### Hall

Hall leading into the property.

#### Living Room 14'11" x 15'0"

Carpeted living room with feature fireplace, and window to the front elevation.

#### Dining Area 6'6" x 9'0"

Perfect space for dining table and chairs. Doors to the rear elevation.

#### Kitchen 8'0" x 9'0"

Matching cabinets with worktops over. Space for appliances, an inset sink and window to the rear elevation.

#### Landing

Landing leading to the first floor.

#### Bedroom One 9'1" x 12'11"

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

#### Bedroom Two 8'5" x 11'3"

Carpeted flooring, with central heating radiator and a window to the front elevation.

#### Bedroom Three 6'1" x 6'11"

Carpeted flooring, window to the rear elevation.

#### Bathroom 5'5" x 6'9"

Three piece suite bath, hand wash basin and low flush WC.

#### Garage 8'6" x 17'9"

Ample space for storage/vehicles.

#### Outside

Driveway to the front elevation with decorative gravelled front garden. To the rear is large space with a patio area and decorative trees and shrubs.





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

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MANSFIELD  
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