



£240,000 Freehold

20 LAMBLEY AVENUE | | MANSFIELD | NG18 3JR

BuckleyBrown
ESTATE AGENTS

A REAL GEM IN THE HEART OF MANSFIELD!...

Positioned in a highly convenient central location, within easy reach of local amenities and transport links, stands this beautifully presented three-bedroom semi-detached home that's simply too good to miss!

From the moment you step inside, you'll be greeted by a spacious and inviting lounge — the perfect spot to relax and unwind with the family. With its cosy atmosphere and stylish presentation, this room truly feels like the heart of the home.

Heading through to the rear, you'll find a stunning modern kitchen/diner that's sure to impress! Fitted with a range of shaker style cabinetry and units, complemented by quartz work surfaces, integrated appliances, and laminate flooring, this space combines both practicality and style. The built-in breakfast bar is ideal for casual dining or entertaining guests, whilst there is also space for a dining set. The french doors open out beautifully onto the rear garden, flooding the room with natural light.

Upstairs hosts three spacious and well-maintained bedrooms, each offering plenty of room for furnishings and personal touches. Completing the floor is a contemporary family bathroom fitted with a stylish four-piece suite — perfect for modern family living.

The outside space is equally impressive! The rear garden offers a wonderful area for relaxing or entertaining, featuring a low-maintenance gravelled section and a well-kept lawn. To the front, you'll find a neat lawn area and a driveway providing off-street parking for two cars.

If you're looking for a modern, move-in ready family home in a sought-after central location — this could be the one for you! Don't miss out — call today to arrange your viewing!





Hall

With access to;

Living Room

Including carpeted flooring, central heating radiator and window to front elevation.

Kitchen/Dining Room 19'9" x 10'0"

Complete with a range of cabinetry and units with quartz work surfaces above, integrated appliances and laminate flooring. Not to mention the built in breakfast bar and a window/french doors to rear elevation.

Landing

With access to;

Bedroom One 10'7" x 10'2"

Complete with carpeted flooring, central heating radiator and window to rear elevation.

Bedroom Two 10'7" x 11'5"

Complete with carpeted flooring, central heating radiator and window to front elevation.

Bedroom Three 8'9" x 7'6"

Complete with carpeted flooring, central heating radiator and window to front elevation.

Bathroom 8'8" x 5'4"

Including a four piece suite. With windows to rear elevation.

Outside



To the rear hosts a gravelled area with a lovely lawn and french surrounding. To the front offers a manicured lawn and a driveway for two cars.





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		
(81-91) B		
(69-80) C		
(55-68) D	71	78
(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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