



£245,000 Freehold

12 SANDY GROVE | | MANSFIELD | NG18 2FG

**BuckleyBrown**  
ESTATE AGENTS

CONTEMPORARY LIVING!... Located in the neighbourhood of Sandy Grove, Mansfield, this delightful detached house offers a perfect blend of comfort and convenience. With easy access to parks, schools, and shops, you will find everything you need just a stone's throw away.

As you step inside, the ground floor welcomes you with a spacious and inviting layout. The living room is bathed in natural light, creating a warm atmosphere for relaxation or entertaining guests. Complemented by patio doors opening onto the rear garden. Next door is the open plan kitchen/diner, this area provides a lovely space for family gatherings, where laughter and memories can be made.

Venturing upstairs, you will discover three generously sized bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom features its very own en suite, what's not to love? A well-fitted family bathroom completes this floor, offering both style and functionality.

Outside, the property is equally impressive. The garden is delightful, featuring a well-maintained lawn, perfect for summer barbecues or simply enjoying a quiet moment in the sun. The detached nature of the house allows for added privacy, while the driveway provides convenient off-street parking.

Call now to arrange a viewing!





#### Hall

Laminate flooring leading into ground floor rooms.

#### Kitchen/Dining Room 15'4" x 10'0"

Open plan room complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and dual aspect windows to the front and side.

#### Landing

#### Living Room 15'4" x 11'10"

Spacious reception room with a window to the side and patio doors opening to the rear garden.

#### WC

Fitted with a hand wash basin, low flush WC and a window to the side.

#### Landing

With leading access into;

#### Bedroom One 8'11" x 10'1"

Laminate flooring, central heating radiator, en suite and a window to the front.

#### En Suite 6'1" x 9'1"

Three piece suite including a hand wash basin, low flush WC and a shower. Dual aspect windows to the front and side.

#### Bedroom Two 8'3" x 12'0"

Laminate flooring, central heating radiator and a window to the rear.

#### Bedroom Three 6'8" x 8'11"

Laminate flooring, central heating radiator and a window to the side.

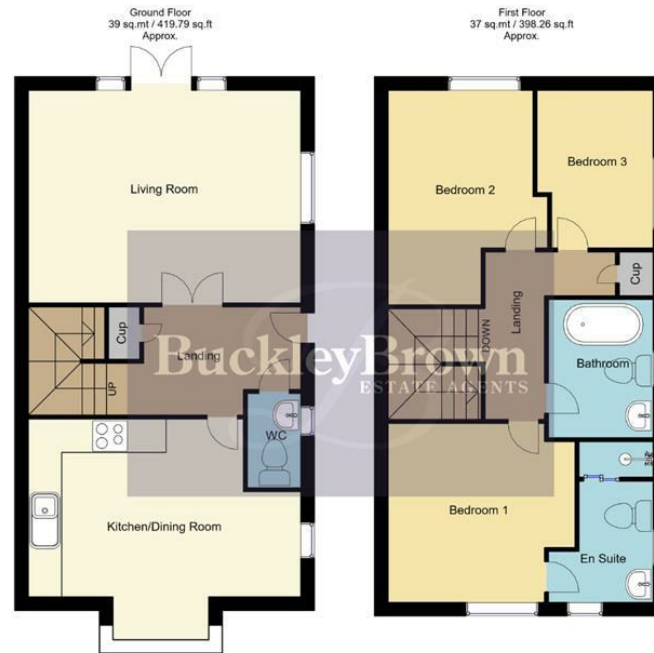
#### Bathroom 6'1" x 7'7"

Three piece suite including a hand wash basin, low flush WC and a bath. Window to the side.

#### Outside

Low maintenance frontage with a private driveway. The rear garden hosts a well kept lawn and fence surround.





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>95</b>               |
| (81-91) <b>B</b>                            | <b>84</b> |                         |
| (69-80) <b>C</b>                            |           |                         |
| (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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