



£275,000 Freehold

319 EAKRING ROAD | | MANSFIELD | NG18 3EH

**BuckleyBrown**  
ESTATE AGENTS



## A BEAUTIFUL FAMILY HOME IN THE HEART OF MANSFIELD!!...

This beautifully presented four-bedroom semi-detached home is ideally located in the heart of Mansfield, offering the perfect blend of comfort, character, and modern living. Thoughtfully maintained throughout, this property is ideal for families, professionals, or anyone looking for a home ready to move straight into. Let's take a look inside...

Step into the welcoming open-plan living and dining area — a bright and versatile space perfect for relaxing or entertaining. The living room features a charming log burner fireplace and a large bay window that fills the room with natural light. The dining area provides ample space for a family table and chairs, making it the ideal spot for meals and gatherings.

The modern kitchen is fitted with sleek high-gloss cabinetry and work surfaces, complete with an integrated oven, inset sink and drainer, and additional built-in appliances. A convenient ground-floor WC completes this level, adding a touch of practicality to the stylish layout.

Heading upstairs, you'll find four well-proportioned bedrooms, each lovingly maintained and offering plenty of space for your furnishings. The family bathroom is an impressive feature, boasting a contemporary four-piece suite designed with both style and functionality in mind.

Outside, the rear garden is a true highlight — featuring a decked seating area, a neatly kept lawn, secure fencing, and even a bar area at the bottom of the garden, perfect for summer entertaining. To the front, the property benefits from a driveway providing parking for up to three cars, along with a garage offering ample storage space.

Don't miss the chance to make this charming Mansfield property your new home. Contact us today to arrange a viewing!





**Porch**  
With access to

**Hall**  
A bright and airy entrance hall, which leads to;

**Living Room 13'6" x 11'10"**  
Complete with laminate flooring, a log burner fireplace, central heating radiator and a bay window to front elevation.

**Dining Room 11'1" x 11'10"**  
Complete with laminate flooring, central heating radiator and french doors to the rear of the garden.

**Kitchen 5'11" x 20'10"**  
Complete with high gloss cabinetry and units with work surfaces above. Including an integrated oven and other appliances,

an inset sink and drainer and a window to the rear elevation along with an external door to side elevation.

**WC**  
Including a flow flush WC and hand wash basin.

**Landing**  
With access to;

**Bedroom One 15'4" x 10'6"**  
Complete with carpeted flooring, central heating radiator, a walk in wardrobe and a window to the front of the property.

**Bedroom Two 11'2" x 11'11"**  
Completed with carpeted flooring, central heating radiator, built in wardrobe and window overlooking the rear of the property.



**Bedroom Three 8'0" x 7'11"**  
Inclusive of a carpeted flooring, central heating radiator and a bay window overlooking the front of the property.

**Bedroom Four 5'8" x 6'7"**  
Featuring a carpeted flooring, central heating radiator and a window overlooking the rear of the property.

**Bathroom 9'5" x 9'8"**  
Complete with a four piece suite, which includes; a free standing bath, walk in shower, hand wash basin and a low flush WC. A window overlooking the rear of the property.

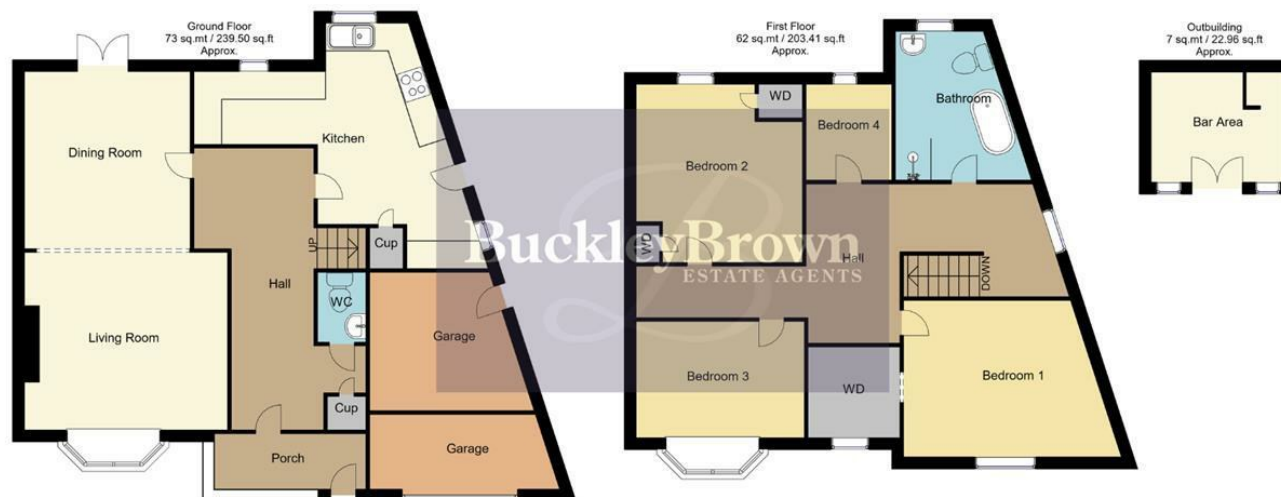
**Outside**  
To the rear of the property hosts a decking seating area, a well maintained lawn, fence surrounding and a bar area to the

bottom of the garden. To the front offers a driveway with parking for three cars and a garage for ample storage space.









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>		
(55-68) <b>D</b>	68	78
(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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