



£260,000

SOUTHWELL ROAD WEST | | MANSFIELD | NG18 4HB

**BuckleyBrown**  
ESTATE AGENTS

COMFORTABLE AND CONVENIENT!... Nestled on the charming Southwell Road West in Mansfield, this delightful detached bungalow offers a perfect blend of comfort and convenience. The location is ideal for those seeking a peaceful residential area while still being within easy reach of local amenities, schools, and transport links. Call now to arrange a viewing!

As you step inside, you are welcomed into a spacious hallway, giving access to a comfortable living room which is perfect for entertaining guests or enjoying quiet evenings with family. From here you will gain access to a bright and airy conservatory. The large windows allow natural light to flood in, creating a warm and welcoming atmosphere. Whether you envision cosy gatherings or simply a place to unwind, this reception room is sure to meet your needs. Finally, the kitchen comes fully equipped with all essential appliances.

The bungalow boasts three well-proportioned bedrooms, each offering a tranquil space for rest and relaxation. One in which can be used for a variety of uses, whether as sleeping quarters, a home office, or a guest room. The neutral bathroom features a stylish shower, providing a refreshing start to your day or a soothing end to a busy one.

Outside, the property is equally appealing. The garden offers a delightful outdoor space, perfect for enjoying sunny afternoons or hosting barbecues with friends. With ample room for gardening or simply lounging in the fresh air, this outdoor area enhances the overall charm of the bungalow. Not to mention the front of the property boasts a private driveway and detached bungalow allowing for secure off road parking.

Call now to arrange your viewing!





#### Hall

Entrance hallway with multiple storage cupboards and further access into;

#### Kitchen/Dining Room 12'10" x 12'10"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a window to the side. Ample space for your desired furnishings. Further access into the garage and an additional hallway which gives access to the side of the property.

#### Living Room 11'10" x 19'9"

Spacious reception room with carpeted flooring, central heating radiator, brick feature wall with a fitted fireplace. Dual aspect windows to the side and rear along with a door leading into the conservatory.

#### Conservatory 12'0" x 13'10"

Bright and airy conservatory with surrounding windows and an external door to the side.

#### Bedroom One 12'10" x 11'11"

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

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

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

#### Office/Bedroom Three 7'0" x 9'10"

Versatile room with carpeted flooring, central heating radiator, built in cupboard and a window to the front elevation.

#### Shower Room 8'11" x 6'1"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side.



#### Garage 15'8" x 17'10"

Detached garage accessible from the front elevation. Handy WC located to the rear of the garage.

#### Outside

Low maintenance frontage with a paved driveway, detached garage and access to the front door. The rear garden hosts a lawn area, decorative planters 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.  
CC Ltd ©2018

**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>                            | 67      | 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                     |         |           |

SOUTHWELL ROAD  
WEST | | MANSFIELD |  
NG18 4HB



## 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](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121



**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.