



Offers Over £140,000 Freehold

48 LITTLEWORTH | | MANSFIELD | NG18 2SH

BuckleyBrown
ESTATE AGENTS

GREAT OPPORTUNITY!... Nestled in the charming area of Littleworth, Mansfield, this delightful property offers a unique opportunity for first-time buyers and savvy investors alike. The location is ideal, providing a peaceful retreat while still being conveniently close to local amenities, schools, and transport links. Littleworth is known for its friendly community and picturesque surroundings, making it a perfect place to call home.

As you step inside the ground floor, you are greeted by a warm and inviting living space that is both functional and stylish. The next room offers a versatile dining area, perfect for entertaining friends or enjoying quiet evenings at home. The ground floor also features a fully equipped kitchen to practice your culinary skills.

Venturing upstairs, you will find the generous sized bedrooms, the master benefitting from its own en suite. The upstairs layout maximises the use of space, making it an ideal choice for those looking to make their first step onto the property ladder. Finally, there is a neutral three piece bathroom suite off the landing.

Outside, the garden area provides a great outdoor space for enjoying the fresh air. Not to mention there are two external store rooms and an additional WC. Call now to arrange a viewing!





Hall

With access into;

Living Room 11'4" x 11'11"

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

Dining Room 11'4" x 12'4"

Carpeted flooring, central heating radiator and a handy storage cupboard.

Kitchen 9'3" x 11'5"

Complete with a range of matching wall and base cabinets, inset sink with drainer and integrated appliances. Window and an external door to the side elevation.

Landing

Storage cupboard and further access into;

Bedroom One 14'11" x 11'11"

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

En Suite 3'11" x 7'3"

Three piece suite including a hand wash basin, low flush WC and a shower.

Bedroom Two 9'6" x 12'4"

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

Bedroom Three 8'9" x 11'8"

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

Bathroom 5'8" x 6'0"

Neutral three piece suite comprising of a hand wash basin, low flush WC and a bath with an overhead shower. Window to the side.



WC 9'3" x 3'1"

External WC accessible from the rear garden.

Store

Excellent storage room to the rear.

Store 9'3" x 2'6"

Large storage space to the rear of the property and a window to the rear.

Outside

Low maintenance frontage with steps leading up to the front door. The rear garden hosts a generous sized lawn and brick/fence surround along with a gate to the rear.





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		89	
(81-91) B			
(69-80) C			
(55-68) D	71		
(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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