



Offers In The Region Of £230,000 Freehold

231 NOTTINGHAM ROAD | | MANSFIELD | NG18 4SE

**BuckleyBrown**  
ESTATE AGENTS



**CHARACTER AND CHARM...** Nestled on Nottingham Road in the charming town of Mansfield, this delightful semi-detached house offers a perfect blend of comfort and style. With one spacious reception room, the property provides ample space for both relaxation and entertaining. The well-appointed kitchen flows seamlessly into the dining area, making it an ideal setting for family meals and gatherings.

The house boasts three generously sized bedrooms, each designed to provide a peaceful retreat at the end of the day. The two modern bathrooms ensure convenience for families or guests, featuring contemporary fixtures and finishes that enhance the overall appeal of the home.

Outside, this property truly shines. To the front, there is a neatly maintained driveway providing off-street parking for multiple vehicles, complemented by an attractive low-maintenance frontage that adds to the home's kerb appeal.

To the rear, a large and beautifully presented garden offers a fantastic outdoor space perfect for families, pets, or anyone who enjoys spending time outdoors. The garden features a well-kept lawn and plants, along with a spacious gravelled area ideal for outdoor dining, entertaining, or simply relaxing in the sunshine. With plenty of room for children's play equipment or even future landscaping projects, this outdoor space is both versatile and inviting.





### Living Room 12'10" x 12'3"

With carpeted flooring, feature fireplace with log burner and a bay window to the front elevation.

### Kitchen/ Dining Room 12'10" x 11'11"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and space for appliances. This room offers ample space for your dining furniture with double doors opening into the hall/ seating area.

### Hall/ Seating area

With double doors opening onto the rear garden and access into;

### Shower Room 5'8" x 8'9"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin.

### Landing

With access into;

### Bedroom One 12'0" x 12'0"

With laid wooden flooring, fitted wardrobe and a window to the rear elevation.

### Bedroom Two 8'9" x 12'1"

With carpeted flooring, fitted wardrobe and a window to the front elevation.

### Bedroom Three 6'1" x 8'11"

With carpeted flooring and a window to the front elevation.



### Bathroom 8'2" x 8'10"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the side elevation.

### Cellar 12'0" x 15'5"

With ample storage space and flexibility to be used to suit your needs.

### Outside

Low maintenance frontage. The rear garden hosts a laid lawn, pebbled seating area and surrounding shrubs and fencing.









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>		
(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		

80

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MANSFIELD  
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