



Offers In The Region Of £280,000 Freehold

56 SPINDLE COURT | | MANSFIELD | NG19 6PW

**BuckleyBrown**  
ESTATE AGENTS

A SUPERB FOUR-BEDROOM PROPERTY IN A POPULAR MANSFIELD SETTING!...Welcome to this delightful four-bedroom property situated in the popular Spindle Court, Mansfield—offering generous living accommodation, modern features, and a practical layout ideal for family life.

Step into the welcoming hallway, which leads to all ground floor rooms. The impressive kitchen/dining room features hardwood flooring, high-gloss storage cupboards with work surfaces above, an integrated oven, electric hob with extractor fan, and a hand wash basin. With windows to both the front and rear and convenient access to the outside, this spacious area provides an ideal setting for family meals and entertaining.

A useful WC with a two-piece suite and rear-facing window adds convenience.

The lounge offers a comfortable retreat with carpeted flooring, a front-facing window, and French doors opening onto the garden—perfect for relaxing or hosting guests.

To the first floor, the landing includes an additional storage cupboard and provides access to all bedrooms. Bedroom one benefits from carpeted flooring, a front-facing window, built-in storage, and its own en suite, comprising a low-flush toilet, hand wash basin, walk-in shower with partially tiled walls, and storage cupboards.

Bedroom two features a rear-facing window, while bedroom three and bedroom four both enjoy front-facing windows, carpeted flooring, and built-in storage to bedroom four.

The family bathroom offers a three-piece suite with a low-flush toilet, hand wash basin, bath with overhead shower, partially tiled walls, and a front-facing window.

Outside, the rear garden boasts a well-maintained lawn and spacious patio area—ideal for outdoor dining and entertaining. The property also benefits from off-road parking for two vehicles and a garage.

A superb family home combining space, style, and practicality in a highly desirable Mansfield location.

Call our team today!





#### Hall

With access to;

#### Kitchen/Dining Room 11'1" x 19'9"

Hardwood flooring, high-gloss storage cupboards with work surfaces above, integrated oven, electric hob with extractor fan and a hand wash basin. The space offers a large area for a dining table, windows to the front and rear and convenient access to the outside.

#### WC

Two-piece suite with a low flush toilet, hand wash basin and a window to the rear.

#### Lounge 11'1" x 19'9"

Carpeted flooring, central heating radiator, a window to the front of the property and French doors providing convenient access to the garden.

#### Landing

Additional storage cupboard and access to;

#### Bedroom One 11'4" x 10'4"

Carpeted flooring, central heating radiator, additional storage cupboard and a window to the front of the property.

#### En Suite 5'1" x 9'1"

Three-piece suite comprising a low-flush toilet, hand wash basin, walk-in shower with partially tiled walls and ample storage cupboards.

#### Bedroom Two 11'1" x 9'6"

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

#### Bedroom Three 8'1" x 10'0"

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



#### Bedroom Four 9'3" x 6'11"

Carpeted flooring, central heating radiator, built-in storage cupboards and a window to the front of the property.

#### Bathroom 6'6" x 6'3"

Three-piece suite comprising a low-flush toilet, hand wash basin, bath with overhead shower, partially tiled walls and a window to the front.

#### Outside

To the rear, there is a well-maintained lawn and a spacious patio area, ideal for outdoor dining and entertaining. The property also offers off-road parking for two vehicles and a garage.





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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         | 88        |
| (81-80) B                                   |         |           |
| (69-60) C                                   |         | 69        |
| (55-48) D                                   |         |           |
| (39-34) E                                   |         |           |
| (21-20) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

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.

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