



£350,000 Freehold

HILLCREST MEADOW LANE | BLIDWORTH | MANSFIELD | NG21 0PT

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ESTATE AGENTS

LOCATION, LOCATION, LOCATION!... Set in the peaceful and well-connected village of Blidworth, this detached two-bedroom bungalow offers a strong blend of convenience, privacy and semi-rural charm. Blidworth is known for its friendly community, local shops, pubs, schools and scenic woodland walks, making it ideal for those seeking a quieter lifestyle while staying close to nearby towns and transport links. Set back from the road and surrounded by generous grounds, the property enjoys a sense of seclusion within a thriving village setting.

Inside, the bungalow provides a comfortable flow of living space. The main reception room is bright and welcoming, while the spacious conservatory offers an excellent additional living area filled with natural light and pleasant views of the garden. The open plan kitchen/diner adds modern practicality, offering contemporary finishes and ample workspace.

There are two well-proportioned bedrooms, each benefiting from good natural light and space for storage. The bathroom is neatly presented and functional, serving the household comfortably.

Outside, the bungalow is surrounded by approximately half an acre of grounds, creating a private and attractive setting. Mature trees border the plot, complementing a well-kept lawn and a decked seating area that is perfect for outdoor dining, relaxation or enjoying the peaceful surroundings.

Call now to arrange your viewing!





#### Hall

Windows to both sides and access into the main hallway.

#### Hallway

With leading access into;

#### Kitchen/Dining Room 15'6" x 19'9"

Complete with a range of matching wall and base cabinets, inset sink with drainer and space for integrated appliances. Ample space for all of your desired furnishings along with dual aspect windows to the front and side elevations. Double doors giving access through to the sitting room.

#### Sitting Room 11'2" x 12'2"

Generous reception room with dual aspect windows to the side and rear along with bi-folding doors to the side.

#### Bedroom One 12'3" x 9'11"

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

#### Bedroom Two 10'9" x 10'1"

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

#### Bathroom 7'0" x 7'6"

Three piece suite comprising of a hand wash basin and a bath with an overhead shower. Window to the rear elevation.

#### Outside

Surrounded by half an acre of land with mature trees, a well kept lawn and decked seating 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>		
(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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