



£295,000 Freehold

52 LIMESTONE RISE | | MANSFIELD | NG19 7AZ

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ESTATE AGENTS



## A LIFESTYLE TO LOVE!...

Welcome to this stunning four bedroom detached property offers a perfect combination of style, space, and convenience, located close to excellent local amenities, schools, and transport links. Ideal for families or anyone seeking a move-in-ready home with versatile living spaces.

Upon entering, a welcoming hall leads to a well-equipped kitchen, designed with ample worktop space and storage for everyday cooking. Adjacent is a separate dining room, providing an elegant space for family meals and entertaining. The spacious living room features a charming feature fireplace and double doors opening onto the rear garden, creating a bright, inviting space with seamless indoor-outdoor flow. Completing the ground floor is a practical WC and a versatile utility room, which can also function as a home office.

Upstairs, there are four generously sized bedrooms. The master suite includes fitted wardrobes and a stylish en-suite bathroom, while bedroom two also features fitted wardrobes. Bedrooms three and four are bright and versatile, perfect for children, guests, or a home office. A modern family bathroom serves the remaining bedrooms, combining contemporary style with practical functionality.

Externally, the property offers off-road parking for two vehicles at the front alongside a neatly maintained lawn. The rear garden is designed across two levels: a lower lawn provides space for play and relaxation, while the raised decking area is ideal for outdoor dining, entertaining, or enjoying peaceful, private moments outdoors.

Call today to arrange a viewing!!!





#### Hall

With access to;

#### Kitchen 9'8" x 13'6"

Tiled flooring, storage cupboards with work surfaces above, an integrated oven and a hand-wash basin positioned beneath a window, with space for a dining table and convenient access to the outside.

#### WC

Two-piece suite comprising a low-flush toilet, hand wash basin, central heating radiator and a side-facing window.

#### Dining Room 9'8" x 9'7"

Hardwood flooring, central heating radiator and a window overlooking the rear of the property.

#### Living Room 12'11" x 13'6"

Hardwood flooring, feature fireplace, central heating radiator and French doors opening onto the rear garden, with surrounding windows.

#### Utility/Office 8'2" x 8'10"

Ideal space for an office with access to;

#### Garage 8'2" x 5'10"

Offering additional storage space and accessible from the driveway.

#### Hall

Additional storage cupboard and access to;

#### Bedroom One 11'7" x 12'7"

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

#### En Suite 4'8" x 9'2"

Three-piece suite with tiled walls and floor, low flush toilet, hand wash basin, walk-in shower, central heating radiator and a window to the front of the property.

#### Bedroom Two 10'0" x 10'9"

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

#### Bedroom Three 10'9" x 7'3"

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

#### Bedroom Four 6'4" x 9'2"

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

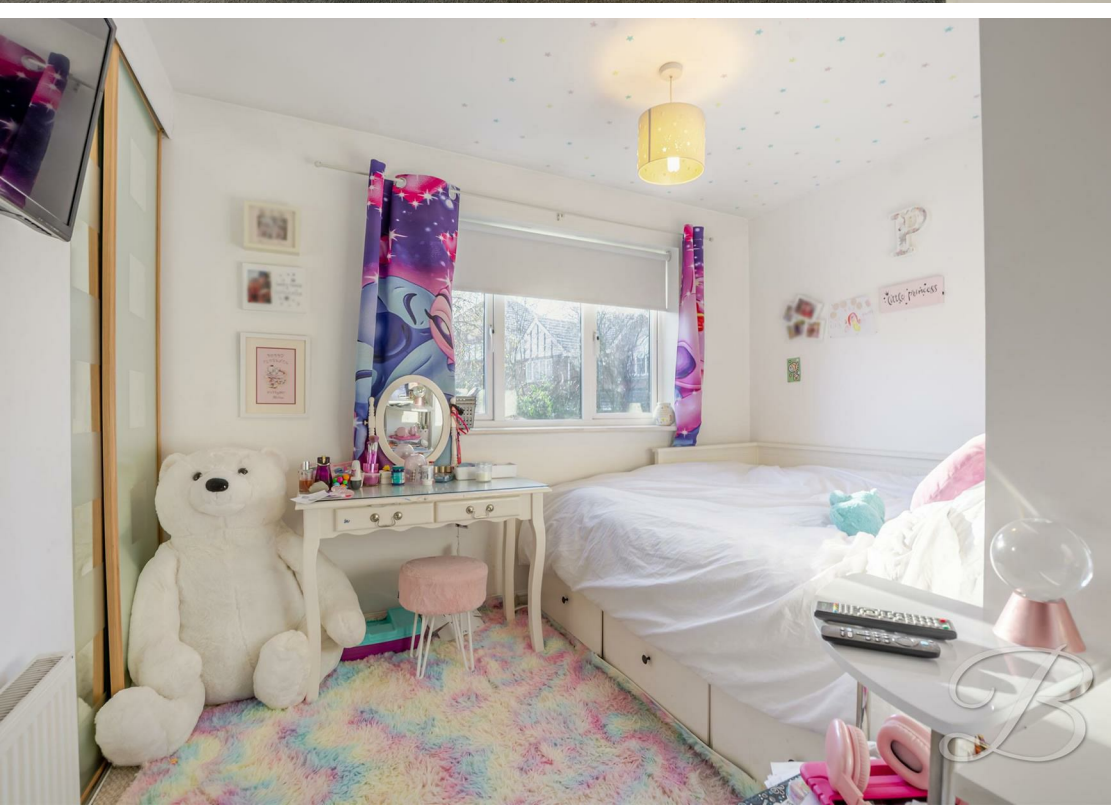
#### Bathroom 5'5" x 6'5"

Three-piece suite with tiled walls, low flush toilet, hand-wash basin, bath with over head shower and a window to the side of the property.

#### Outside

To the front, the property offers off-road parking for two vehicles and a lawned area. To the rear, there is a two-tier layout with a lawn on the lower level and a raised decking area above.







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 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. Specially 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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