



Offers Over £595,000 Freehold

GREEN ACRE PENNIMENT LANE | | MANSFIELD | NG19 6PQ

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ESTATE AGENTS



THE ULTIMATE BUNGALOW!...Positioned on Penniment Lane in Mansfield, this incredible bungalow offers a perfect blend of comfort and modern living. The location is ideal for those seeking a peaceful neighbourhood, offering a delightful outlook while still being close to local amenities. With its single-storey layout, this property is perfect for families or those looking to downsize without compromising on space.

As you step inside, you are greeted by an inviting and larger than average reception hallway that sets the tone for the rest of the home. The modern living room features bifold doors that invite natural light and create a seamless connection to the outside. The kitchen and dining area are equipped with all the modern conveniences you could desire, making it a joy to cook and entertain. The space is bright and airy, complemented by a handy utility room and a storage cupboard that adds to the practicality of the home.

The bungalow boasts four spacious bedrooms, two of which have convenient access to the bathrooms. The fourth bedroom is a versatile space that could be utilised as a home office/bedroom or games room. One of the bathrooms features a shower, while the other offers a relaxing bath, ensuring that everyone's needs are met. Each bedroom is designed to provide comfort and tranquillity, making them perfect retreats at the end of the day.

Outside, the property continues to impress with a large, standalone garage at the front and a generous driveway that provides ample parking. The well-maintained rear garden is a true highlight, featuring a beautifully laid lawn, a charming pergola, and a patio area that is perfect for alfresco dining or simply enjoying the sunshine. This bungalow is a wonderful opportunity for anyone looking to enjoy a modern lifestyle in a serene setting.

In our view, this could be one of the best bungalows available in the area at present - we strongly recommend a viewing to fully appreciate the full attributes.





### Hall

Spacious hallway with herringbone flooring leading to;

### Living Room 20'0" x 17'7"

A generously proportioned living room featuring soft carpeted flooring and underfloor heating, creating a warm and comfortable atmosphere. The space is flooded with natural light thanks to impressive bi-fold doors at the rear, which fully open onto the garden, seamlessly blending indoor and outdoor living. Ideal for both everyday relaxation and entertaining, this room offers a bright, airy feel with excellent views and easy access to the outdoor space.

### Kitchen/Dining Room 16'1" x 21'1"

Herringbone flooring flows through to the dining room, offering ample space for your desired dining furniture, with patio doors to the rear. The stunning kitchen features tiled flooring, matching cabinetry, spacious worktops, a large island/breakfast bar with electric hob,

integrated appliances such as a double oven and two fridge/freezers, inset sink, and windows overlooking the rear elevation.

### Storage

Ample storage space, could be used as a storage/laundry room.

### Utility 7'9" x 5'5"

A practical utility area featuring matching cabinetry and worktops, with space for appliances and a door leading to side access.

### Bedroom Four/Office 13'5" x 9'10"

Carpeted flooring, versatile room to use as an office/games room/fourth bedroom. Window to the side elevation.

### Cupboard

Handy storage cupboard.

### Bedroom One 13'11" x 15'3"

The master bedroom offers ample space and



features carpeted flooring with windows to the front elevation. The room also benefits from a wardrobe and direct access to the shower room.

### Shower Room

Three piece suite with low flush WC, shower and hand wash basin. This room also benefits from underfloor heating.

### Bedroom Two 14'3" x 15'3"

The second bedroom offers ample space and features carpeted flooring with windows to the front elevation. The room also benefits from a wardrobe and direct access to the main bathroom.

### Bathroom 10'3" x 9'4"

Modern four piece suite with shower, low flush WC, bath and hand wash basin. The bathroom also benefits from underfloor heating.

### Bedroom Three 10'4" x 12'2"

The third bedroom offers ample space, carpeted

flooring and a wardrobe along with a window to the rear elevation.

### Garage 14'9" x 15'1"

Large lone standing garage with electric roller door to the front.

### Outside

Large driveway to the front with space for multiple cars, bordered by shrubs and decorative plants, and a footpath leading to the front door. The well-maintained rear garden features a lawn, patio area, and a stunning pergola.







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. 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	71	74
EU Directive 2002/91/EC		



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