



Offers Around £150,000

EGMANTON ROAD | MEDEN VALE | MANSFIELD | NG20 9QN

A large, stylized, light-colored letter 'B' logo is positioned behind the text.
BuckleyBrown
ESTATE AGENTS

MAKE IT YOUR OWN!!...This three bedroom family home is located in Meden Vale within close proximity to a school, perfect for families. Boasting a spacious interior, this semi-detached property has room for the whole family, with an open plan layout and a generous sized garden. You simply must view this one for yourself! Let's take a peek inside..

The ground floor boasts ample furniture space. Starting with the living room which offers a warm and homely atmosphere to relax after a long day, complemented well by a large window to the front elevation allowing for a wealth of natural daylight to flow through. There's a wonderful open plan kitchen/dining room, whilst the kitchen space provides a range of matching cabinetry and worktop units. Additionally, the dining room offers ample furniture space and fitted with an external door giving access to the rear garden.

The first floor hosts three bedrooms, with lots of opportunity to add your own stamp. One of the bedrooms also benefit from built in wardrobe space. Furthermore, the family bathroom can be found just off the landing and complete with a three piece suite.

The garden to the rear is private, with a spacious patio seating area, lawn and fence surrounds. Perfect for inviting the family and friends round and enjoying the sunny months together with a BBQ. To the front of the property is a shared driveway for 3 cars and a single garage allowing for off road parking.

Call now to arrange a viewing!





Hall

With access to;

Living Room 11'0" x 14'6"

With window to front elevation.

Kitchen Dining Room 10'0" x 20'11"

Including matching cabinets and units with worktops over and an inset sink. With window and door to rear elevation.

Landing

With access to;

Bedroom One 10'1" x 12'5"

With window to rear elevation.

Bedroom Two 9'10" x 10'11"

With window to front elevation.

Bedroom Three 6'11" x 10'8"

With window to front elevation.

Bathroom 5'6" x 8'2"

Including a three-piece suite. With window to rear elevation

Outside

With an enclosed garden and well-maintained lawn to the rear. Including a driveway to the front with parking for three cars.



Ground Floor
44sq.m / 473.14 sq.ft
Approx.



First Floor
44sq.m / 473.14 sq.ft
Approx.



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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
CC Ltd ©2018

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) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EGMANTON ROAD | MEDEN
VALE | MANSFIELD | NG20
9QN



BuckleyBrown Estate Agents
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND
t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

BuckleyBrown
ESTATE AGENTS