



Leeming Lane South, Mansfield Woodhouse, Mansfield, Nottinghamshire NG19 9AY

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EPC

D

£105,000

PINEWOOD



# Leeming Lane South Mansfield Woodhouse Mansfield Nottinghamshire NG19 9AY

**£105,000**

**2 bedrooms  
1 bathrooms  
2 receptions**

- TWO BEDROOMS
- TERRACED PROPERTY
- FEATURE FIREPLACE
- SPACIOUS BATHROOM
- REAR EXTENSION
- STORAGE ROOM
- LOVELY KITCHEN
- REAR GARDEN
- FREEHOLD
- TAX BAND A





**\*\*A PERFECT OPPORTUNITY FOR AN INVESTOR OR FOR A SMALL FAMILY WANTING A PRACTICAL AND COSY HOME\*\***

This delightful mid-terrace house on Leeming Lane South offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned layout is ideal for small families or couples seeking a cosy home.

The house features two double bedrooms, each designed to create a peaceful retreat at the end of the day. The bathroom is conveniently located, ensuring ease of access for all residents. The property's design maximises natural light, creating a warm and welcoming atmosphere throughout.

The fitted kitchen is a standout of this property, with modern appliances and a lovely garden view from the uPVC window above the sink unit. The dining room flows into the kitchen area and through the rear door, out into the lovely garden as well.

Situated in a friendly neighbourhood, this home is close to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area offers a variety of shops and services, ensuring that daily needs are easily met.

This mid-terrace house is not just a property; it is a place where memories can be made. Whether you are looking to invest in your first home or seeking a charming residence in a vibrant community, this house on Leeming Lane South is certainly worth considering. With its appealing features and prime location, it presents a wonderful opportunity for prospective buyers or renters alike.

Video tour available, take a look around!

Contact Pinewood Properties for more information or to book a viewing!

### Lounge

11'7" x 10'11" (3.53m x 3.34m)

The lounge offers a bright and welcoming space featuring a large window that floods the room with natural light. It is enhanced by a charming stone fireplace with built-in seating on either side, adding a cosy and characterful touch. The room has wooden flooring, lending warmth and a sturdy feel underfoot, while neutral walls provide a blank canvas ready for personal styling.

### Kitchen

5'10" x 11'2" (1.79m x 3.40m)

This kitchen is a practical and compact space arranged with light wood cabinetry and a simple tiled splashback. A sizeable window above the sink allows for daylight and views out to the garden, enhancing the bright, airy feel. The kitchen is floored with dark tiles, offering durability and easy maintenance, and includes essential fixtures such as an oven and extractor hood.

### Dining Room

11'5" x 13'3" (3.49m x 4.04m)

A well-proportioned dining room conveniently positioned between the lounge and kitchen. The room benefits from a large window that invites natural light, with a neutral carpet underfoot and plain walls. A feature wall with floral wallpaper adds subtle interest and a homely feel to the space, which is ideal for family meals or entertaining guests.

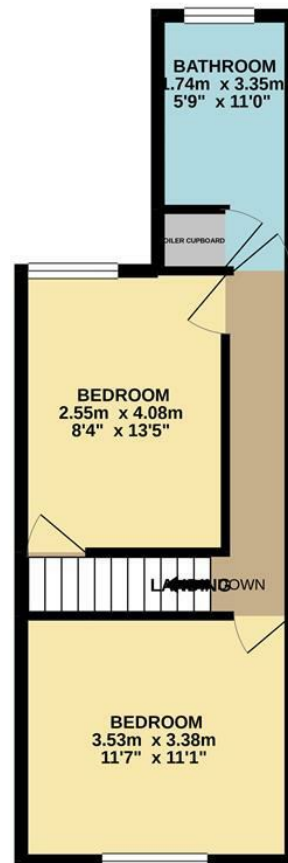
### Bedroom 1

8'4" x 13'5" (2.55m x 4.08m)

The first bedroom is a cosy room bathed in natural light from its front-facing window. It features a carpeted floor and a distinctive geometric patterned feature wall in soft pastel shades, lending a modern and playful character. Neutral tones around the room provide a calming atmosphere, perfect for rest and relaxation.

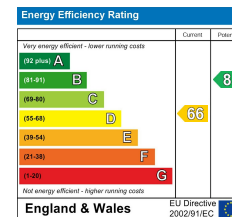
GROUND FLOOR  
34.5 sq.m. (372 sq.ft.) approx.

1ST FLOOR  
32.8 sq.m. (353 sq.ft.) approx.



TOTAL FLOOR AREA: 67.3 sq.m. (725 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



## Bedroom 2

11'7" x 11'1" (3.53m x 3.38m)

Bedroom 2 is a similarly sized room set to the rear of the property, offering a peaceful aspect. It is neutrally decorated with carpet flooring and a single window providing natural light. The space is versatile and suitable for use as a guest room, home office, or nursery.

## Bathroom

5'9" x 11'0" (1.74m x 3.35m)

A bathroom featuring a classic white suite including a bath with overhead shower, pedestal washbasin, and toilet. The walls around the bath are tiled in a beige stone effect, while the flooring has a distinctive black and white check pattern, offering a clean and practical space for daily routines. A frosted window provides natural light and ventilation.

## Hallway

A narrow hallway with a carpeted floor runs through the property, linking the rooms together. It benefits from a window at the far end providing natural light and includes a radiator along one wall.

## General Information

EPC: D  
uPVC double glazing  
Total Floor Area: 725 sq. ft. Approx  
Council Tax Band: A  
Gas central heating

## DISCLAIMER

These particulars do not constitute part or all of an offer or contract. While we endeavour to make our particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly. If there are any points which are of particular importance to you, please check with the office and we will be pleased to check the position.

## Reservation Agreement

The Reservation Agreement is our unique Reservation process which provides a commitment to the terms agreed by the Buyers and the Sellers, that Gazeal guarantees, so both parties can proceed in the safest way possible. This ensures a fair and efficient process for all involved, offering protection against anyone who may not be truly committed.

We now offer a higher level of certainty to you if selling or buying through Pinewood, by offering a Reservation Agreement before we remove a property from the market. Once your sale or purchase is agreed you will be offered to reserve which will protect you from Gazumping/Gazundering, etc.

The Vendor/Buyer pays a small reservation fee to guarantee a meaningful financial commitment between each party to move forward with confidence that the property is reserved within an agreed timescale.

Our system stops either party just walking away or attempting to renegotiate the price after an offer is accepted. If either party withdraw and break the agreement then the innocent party is entitled to a compensation payment which Gazeal guarantee. This gives both parties security and peace of mind that the sale is secure and means that you reduce the risk of fall throughs.

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