



Oxclose Lane  
Mansfield Woodhouse MANSFIELD



# Oxclose Lane Mansfield Woodhouse MANSFIELD NG19 8DF

for sale  
**£170,000**



## Property Description

### MORE THAN MEETS THE EYE

This stunning three bedroom semi-detached family home offers more than initially meets the eye.

Burchell Edwards are proud to present Oxclose Lane, a very well presented and desirable family home located in Mansfield Woodhouse. Oxclose Lane benefits from being located within close proximity to local schools and shops, adding to what the property offers to its new owners.

In short the property is set back from the street with a driveway that supports parking for multiple vehicles as well as its attached garage for either parking or storage, then upon entry you are met with a lovely entrance hallway which opens up to a large open plan living and dining room.

Towards the rear you have a fully fit kitchen diner with ample storage and access to a large basement which could be utilised for further storage or could be converted to a living space. The possibilities are endless!

Then to the first floor you have three bedrooms and the family bathroom. Bedrooms one and two are both double bedrooms and the third is a generous single. Now the family bathroom has been recently renovated and is gorgeous. Please read the room details.

And to complete, a low maintenance rear garden which is privately enclosed and lawned.

Please contact the team here on 01623 627727 to enquire!

## Front Elevation

Set back from the street with a driveway for parking and benefiting from a garage.

## Entrance Hallway

With a front UPVC door for access into an entrance hallway finished with wooden flooring and a wall mounted radiator.

## Lounge

13' 8" Max x 13' 8" Max & Into Chimney Breast ( 4.17m Max x 4.17m Max & Into Chimney Breast )

The lounge is a generous and open space, having laminate flooring fit and a large DG UPVC window to the front elevation. Finished with a wall mounted radiator and an opening to;

## Dining Room / Lounge

13' 8" Max x 13' 8" Max ( 4.17m Max x 4.17m Max )

Finished with laminate flooring, a wall mounted radiator and a DG UPVC window to the rear elevation. This space is open plan to the lounge at the front.

## Kitchen Diner

9' 5" Min x 19' Min ( 2.87m Min x 5.79m Min )

This fully fit kitchen diner consists of matching wall and base units for storage, a set of DG UPVC windows to both the side and rear elevations allowing lots of natural light through. The flooring is tiled and there are tiled splashbacks across the work surfaces that incorporate an inset sink and drainer with mixer taps. Then to complete, a UPVC door to the side elevation leading to the garden and access to the large basement.

## Basement

This space is accessed from the kitchen and is clean & dry with electrics fit.

## Bedroom One

10' 5" Max x 13' 8" Max ( 3.17m Max x 4.17m Max )

Bedroom one is a generous double, having carpeted flooring and a wall mounted radiator fit with a large DG UPVC window to the rear elevation.

## Bedroom Two

10' 5" Max & Into chimney Breast x 13' 9" Min ( 3.17m Max & Into chimney Breast x 4.19m Min )

Bedroom two, another generous double, has carpeted flooring, a DG UPVC window to the front elevation and a wall mounted radiator.

## Bedroom Three

6' 6" Max x 14' Max & Into recess ( 1.98m Max x 4.27m Max & Into recess )

Bedroom three is a generous single, having carpeted flooring, a wall mounted radiator and a DG UPVC window to the front elevation.

## Family Bathroom

This gorgeous and newly designed space has tiled flooring and walls for a flush finish, having a walk in shower wet room that runs from the mains, a ceramic sink and a ceramic toilet, then a large freestanding Jacuzzi bath. To the side elevation is a DG UPVC opaque window and there is also a large cupboard for storage.

## Rear Garden

The rear garden is a low maintenance space accessed from a locked gate to the side or the kitchen diner and has a lawned, enclosed section; a concrete path.









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To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E Mansfield@burchelledwards.co.uk**

12 Albert Street  
 MANSFIELD NG18 1EB

**EPC Rating: D**

Tenure: Freehold

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