



St. Leonards Way
Forest Town MANSFIELD



St. Leonards Way Forest Town MANSFIELD NG19 0GX

for sale offers over
£140,000



Property Description

We are delighted to bring this perfect First Time Buyer home to the market that is ready to be moved straight in to! Located in quiet and sought after area of Forest Town, this property sits on a residential cul-de-sac, with great access to Vicars Water and nearby local amenities. A viewing is recommended to appreciate this property in full but briefly comprises of; entrance hall, lounge and kitchen diner to the ground floor. The first floor then boasts to good sized bedrooms along with a modern fitted family bathroom. Externally to the front the proper is set back from the road with a laid to lawn area and driveway parking for 2 vehicles. The rear garden then offers a well proportioned, secure and enclosed garden, with laid to lawn and seated patio areas along with a newly fitted fence and a range of shrubs and bushes. Call today to arrange your viewing!

Entrance Hallway

Accessed via UPVC door to the front with laminate flooring and stairs leading to the first floor.

Lounge

12' 10" Into recess x 9' 10" (3.91m Into recess x 3.00m)

Having UPVC double glazed window to the front elevation, laminate flooring and a radiator.

Kitchen

7' 9" Plus door recess x 12' 11" (2.36m Plus door recess x 3.94m)

Having matching wall and base units with work surfaces over and incorporating one and a half bowl stainless steel sink and drainer with mixer tap over, integrated gas hob, electric oven and cooker hood, vinyl flooring, tiled splashbacks, plumbing for washing machine, a radiator, storage cupboard, UPVC double glazed window to the rear elevation and French doors leading to the rear garden.

First Floor Landing

Having carpet flooring, loft access and a storage cupboard.

Bedroom One

9' 5" x 13' Into recess (2.87m x 3.96m Into recess)

Having UPVC double glazed window to the front elevation, carpet flooring, cupboard/ wardrobes and a radiator.

Bedroom Two

.9' 4" x 6' 8" (2.84m x 2.03m)

Having UPVC double glazed window to the rear elevation, carpet flooring and a radiator.

Bathroom

having a bath with mains fed shower over, low level W.C, pedestal wash hand basin, partly tiled splashbacks, vinyl flooring, extractor fan, a radiator and UPVC double glazed opaque window to the rear elevation.

Front

To the front of the property is a lawn section with a tarmac driveway providing parking for two cars and gated side access leading to the rear garden.

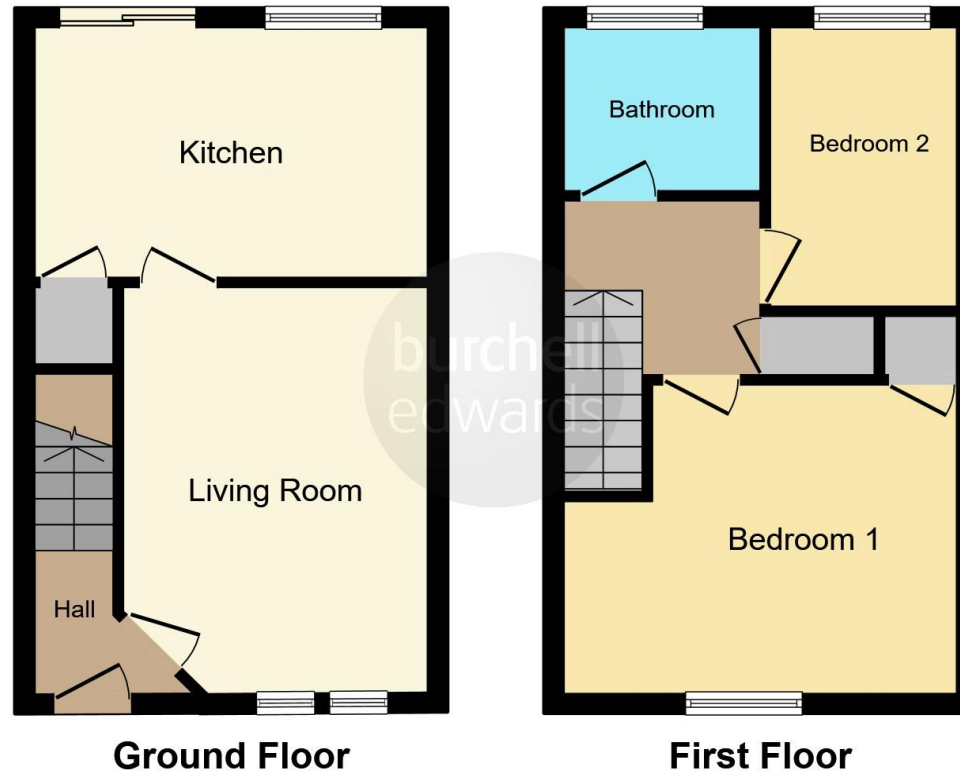
Rear

To the rear the garden is a generous sized with secure fence boundary, lawn area, patio seating area, newly installed fence to the rear, mature bushes and shrubs, outside tap and a shed









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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EPC Rating: C

Tenure: Freehold

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