



Abbotts Croft  
Mansfield





# Abbotts Croft Mansfield NG19 6NZ

for sale offers over  
**£210,000**



## Property Description

The team here at Burchell Edwards are happy to present this beautiful Three bedroom Link-Detached House located on Abbotts Croft, in Mansfield.

The property itself has a modern finish throughout and has been upgraded by the current owners. To the front you are met with parking for multiple vehicles and a lovely laid lawn section. There is access to the rear via a locked gate to the side and of course direct access to the garage. The inside comprises of a lounge / diner which is open plan, a newly fitted kitchen with ample storage, two large double bedrooms and a single bedroom. To finish the inside spec is a family bathroom which has a three piece suite.

To the rear of Abbotts Croft is a low maintenance garden which is fenced off at all sides then a door giving direct access to the garage. Now the property is a statement as is, however the area is also very desirable as this property is located on a street with no through roads and a one way in & out access point.

The property is just on the outskirts of Mansfield Town, meaning both the road and public transport links are convenient. There are also local schools as well as amenities, petrol stations and lovely walks which are just a short car journey away.

Please do not miss out! Contact us on 01623 627727 to arrange an appointment.

## Front External

Welcoming you to Abbotts Croft is a concrete laid driveway providing off street parking for two vehicles, there are also lawned sections giving off a beautiful curb appeal. The owners have installed new fencing to both the front and rear however you can access the rear garden directly from the front via a locked gate. There is also a garage with an up & over door for further parking or storage.

## Entrance Hallway

Upon entry through the composite door you are met with an entrance hallway that has vinyl flooring to finish and leads further to the living space.

## Lounge / Diner

21' 9" into recess + door recess x 13' 7" max ( 6.63m into recess + door recess x 4.14m max )

This beautiful open plan space incorporates both a lounge area and a dining space that's finished with carpeted flooring, there is a large double glazed UPVC window to the front elevation and a set of UPVC double glazed French doors to the garden at the rear. To finish is a wall mounted electric fire in the lounge and a wall mounted radiators in both the lounge and dining space.

## Kitchen

8' 7" x 9' 4" ( 2.62m x 2.84m )

The newly designed kitchen has ample space for storage with both matching wall and base units as well as understairs storage. The flooring is finished with quality vinyl and appliance wise, there is an electric oven with an electric hob above, integrated fridge and freezer and a hideaway cupboard for a washing machine. The sink is incorporated in the worktop itself and is composite with a drainer and stainless steel mixer taps. To complete is a double glazed UPVC window to the rear and a UPVC door giving access to the rear garden.



## Landing

The landing is carpeted to finish with a double glazed UPVC window to the side and access to the loft.

## Bedroom One

.10' 5" plus recess x 10' 9" max ( 3.17m plus recess x 3.28m max )

Bedroom One, a very generously sized bedroom is to the front elevation and has a double glazed UPVC window to the front letting in a lot of natural light, a wall mounted radiator, carpeted flooring and a large set of integral wardrobes to finish.

## Bedroom Two

11' 2" into recess x 10' 10" max ( 3.40m into recess x 3.30m max )

Bedroom Two, another generous double, has carpeted flooring to finish and a double glazed UPVC window to the rear. There is also a wall mounted radiator and a storage cupboard that can be utilised.

## Bedroom Three

7' 4" x 6' 9" ( 2.24m x 2.06m )

Bedroom Three is a good sized single and is to the front elevation. It has carpeted flooring to complete, a wall mounted radiator and a double glazed UPVC window to the front.

## Family Bathroom

The family bathroom here at Abbotts Croft is complete with a three piece suite, including a ceramic toilet and ceramic sink basin with mixer taps above then the bath which has an electric shower. The flooring is complete with a vinyl finish and the walls are partially tiled for the splashback. The radiator has been upgraded to a towel radiator.

## Rear Elevation

The rear garden here is both beautiful and deceptive, being low maintenance and quiet for its location. It is finished with both a mix of slabbed sections and then a loose stone area which has shrubs and plants incorporated. There is new fencing to all sides providing privacy and security and also direct access to the garage via a UPVC door.

## Garage

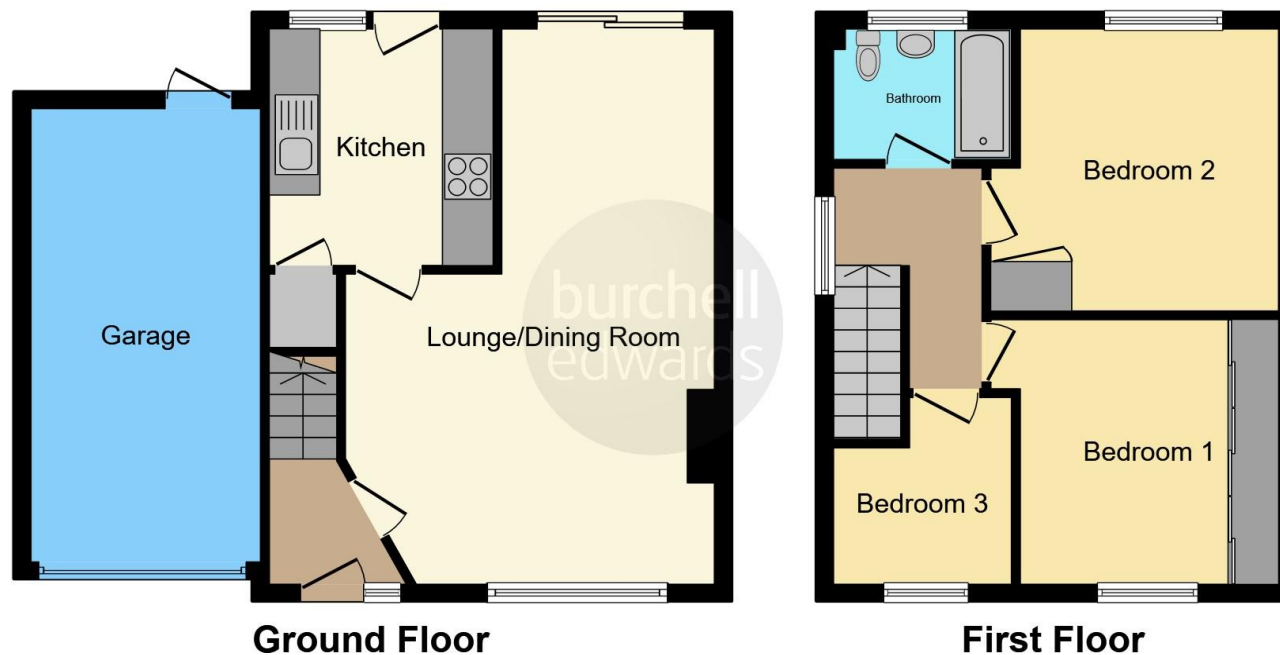
The garage is attached to the side of Abbotts Croft and can be accessed either through the front up and over door or the back door from the rear garden. It has a concrete base and has had electrics installed. With the drive being on a slight decline, the vendors have installed a concrete lip to the garage front to ensure no water can come through if there is poor weather.











This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D Council Tax  
 Band: B

Tenure: Freehold

view this property online [burchelledwards.co.uk/Property/MFD208949](http://burchelledwards.co.uk/Property/MFD208949)



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