



£850 Per Month

36 WINSTER WAY | | MANSFIELD | NG18 3SU

**BuckleyBrown**  
ESTATE AGENTS



HERE IT IS!!.. Standing proud in the town of Mansfield is this terrific three-bedroom home that offers a homely and comfortable living throughout. The convenient location places it within close proximity to great transport links, along with easy access to nearby shops and amenities. The property itself benefits from a neutral colour palette throughout! Let's take a look around..

Upon entry, you will be welcomed to a lovely kitchen, complete with a range of matching wall and base units, along with ample worktop space to cook up tasty meals. Next door is the homely living room that is catered for modern day living and benefits from patio doors that lead out to the rear garden, excellent for utilising in the summer months! Ample natural light flows through this room wonderfully, and you'll also find there's plenty of space for furnishings and homely touches. Completing the floor is a handy WC.

The first floor hosts three well-sized bedrooms, each with lots of flexibility to add your own stamp. The family bathroom completes the floor and comprises of three-piece suite where you can relax after a long day.

Stepping outside, you will be impressed to find a spacious laid-to-lawn garden, with tons of space and potential for landscaping. You'll love spending time out here, whether its enjoying a spot of gardening, or hosting a family BBQ! The front of the property also benefits from a double driveway, allowing space for handy off-road parking. What's not to love?





### Entrance Hall

With fitted carpets, central heating radiator, stairs leading up to the first floor and access into;

### Kitchen 7'5" x 12'0"

Complete with a range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated oven, gas hob with extractor fan above, space and plumbing for a washing machine, space for a full-size fridge-freezer, central heating radiator and window to the front elevation.

### Living Room 13'6" x 14'6"

With fitted carpets, feature fireplace, storage cupboard, central heating radiator, window to the rear elevation and patio doors leading out to the rear garden.

### WC

Complete with a low flush WC, hand wash basin, central heating radiator and opaque window to the front elevation.

### Landing

With fitted carpets, storage cupboard and access into;

### Bedroom One 8'8" x 14'0"

With fitted carpets, central heating radiator and window to the rear elevation.

### Bedroom Two 7'9" x 11'8"

With fitted carpets, central heating radiator and window to the front elevation.

### Bedroom Three 6'10" x 7'6"

With fitted carpets, central heating radiator and window to the front elevation.



### Bathroom 5'4" x 8'8"

Complete with a fitted bath with overhead shower, low flush WC, hand wash basin and opaque window to the rear elevation.

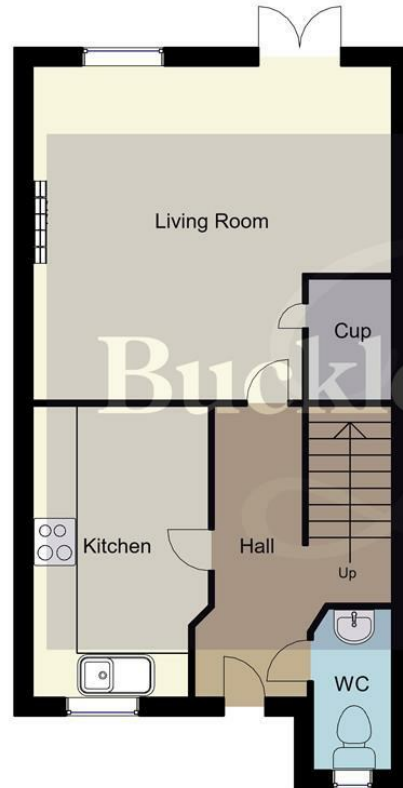
### Outside

Featuring a spacious, laid to lawn garden to the rear with a surrounding fence for additional privacy. To the front of the property is a double driveway allowing space for off-road parking.





Ground Floor:  
40Sq.MT/431.76Sq.FT  
Approx.



First Floor:  
39Sq.MT/417.24Sq.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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.  
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**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) <b>A</b>                          |         | <b>88</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         | <b>75</b> |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





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MANSFIELD  
NG18 3SU

## BuckleyBrown Estate Agents

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