



LEABROOKS AVENUE, WOODHOUSE, MANSFIELD

MANSFIELD

£230,000 Freehold

A CHARMING FAMILY HOME WITH A MODERN TWIST. If you love traditional features, high ceilings, and well-proportioned rooms with modern kitchen and bathroom facilities, then look no further. This highly recommended house gives privacy in your garden and tucks you away in a cul-de-sac.

- Semi Detached Property
- Three Bedrooms
- Modern Fixtures and Fittings
- Driveway & Garage
- Cul de Sac Location



This property is situated on the private and hidden cul-de-sac of the highly desired Leabrooks Avenue. Mansfield Woodhouse. Located close to both primary and secondary schools, the leisure centre, parks, and amenities, whilst at the same time having the benefit of the peace and quiet this street has to offer, makes it an enviably great family home. Viewing is highly recommended to fully appreciate what this property has to offer.

As you approach this property, you are met with a lengthy driveway with mature shrubbery and greenery welcoming you home. Gated access to the side of the house continues to the garage and rear garden, giving plenty of outside flexibility.

Council Tax Band: B (Mansfield District Council)

Tenure: Freehold

Parking options: Driveway, Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Private Garden, Rear Garden



Hall

This rather grand, bright, and light hallway gives no discomfort or lack of space when returning with either shopping, bags, coats, or boots to manipulate, which a tighter space can cause frustration. This feels like your very own hotel reception.

Lounge/diner

w: 3.35m x l: 7.62m (w: 11' x l: 25')

What originally would have been two rooms when built has now been opened up into one huge living space to accommodate the whole family or friends without the divide. With a featured fireplace and French doors opening onto the garden patio area, it makes a multi-seasonal space.

Kitchen

w: 2.13m x l: 3.66m (w: 7' x l: 12')

This modern kitchen has a range of wall and base units with an integrated oven and hob with a stainless steel canopy extractor fan above. There is also further access to the garden.



Landing

A spacious landing separates the bedrooms nicely and gives room for passing one another comfortably.

Bedroom 1

w: 3.96m x l: 3.96m (w: 13' x l: 13')

This bay-fronted bedroom gives space and additional light for those sunny Sunday mornings spent with a cup of coffee. With fitted wardrobes, it gives a nice clean finish.

Bedroom 2

w: 3.96m x l: 2.74m (w: 13' x l: 9')

This well-sized room also has fitted wardrobes and overlooks the rear garden.

Bathroom

A light & bright room with two double glazed windows and ceiling spotlights. Fitted with a modern three piece suite with shower over bath, sink and W.C set into vanity unit.

Bedroom 3

w: 2.13m x l: 2.44m (w: 7' x l: 8')

Finding a third bedroom you can actually fit a bed in can sometimes be a struggle. Luckily you have come to view Leabrooks Avenue.



Garden

The rear garden here is low maintenance, private, and well kept, meaning a fantastic home inside doesn't have to compromise on the outside.



Ground Floor



First Floor



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 46 | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.