



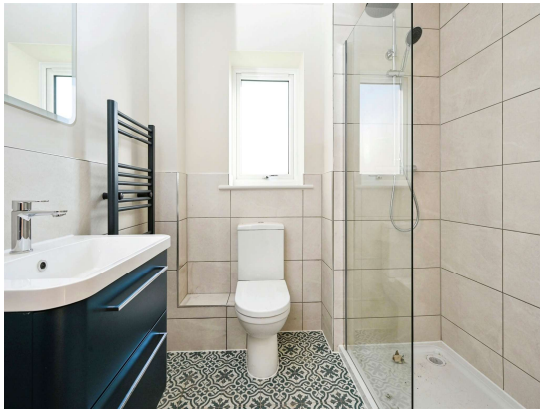
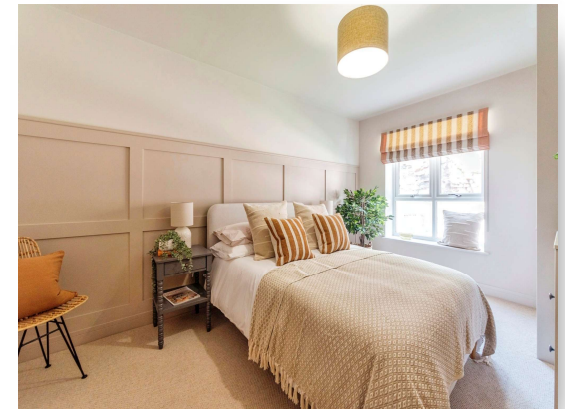
The Buckthorn Valley Lane, Mansfield NG18 2HT

welcome to

The Buckthorn Valley Lane, Mansfield

PLOT 1 - THE BUCKTHORN. Detached bungalow with driveway, garage & gardens. High specification throughout and close to amenities.

Marketing Suite & Show Homes open Friday, Saturday & Sunday 10am - 4pm. A must see development to appreciate the location and available properties.



Entrance Hall

Front door entrance with spacious entrance hallway. Storage cupboard & doors leading off to both bedrooms, shower room, lounge & kitchen diner.

Kitchen / Diner

9' 1" x 15' 5" (2.77m x 4.70m)

Fully fitted modern kitchen with integrated appliances including oven with hob and extractor, microwave, fridge, freezer, dishwasher, washer dryer and under mounted stainless steel sink.

Dining area.

Recessed low energy lighting & Zoned underfloor heating.

Bi-fold doors leading out to the private corner plot garden.

Living Room

13' 7" x 15' 5" (4.14m x 4.70m)

Recessed low energy lighting & Zoned underfloor heating.

Bay Windows to the side & rear.

Bedroom One

12' 4" x 12' 7" (3.76m x 3.84m)

Zoned underfloor heating & recessed low energy lighting.

Window to rear aspect.

Bedroom Two

11' 2" x 12' 7" (3.40m x 3.84m)

Zoned underfloor heating & recessed low energy lighting.

Window to front aspect.

Shower Room

Modern Shower room with porcelain floor and wall tiles.

Double shower, fitted vanity unit with basin, Heated towel rail and LED mirror with lighting to the bathroom.

Exterior

A fully gated development with lighting and private intercom access.

Driveway with landscaped areas & EV Car Charging Point.

Parking for 4 vehicles or Motorhome

Garage with Power & Lighting

Exterior Lighting to front & Rear

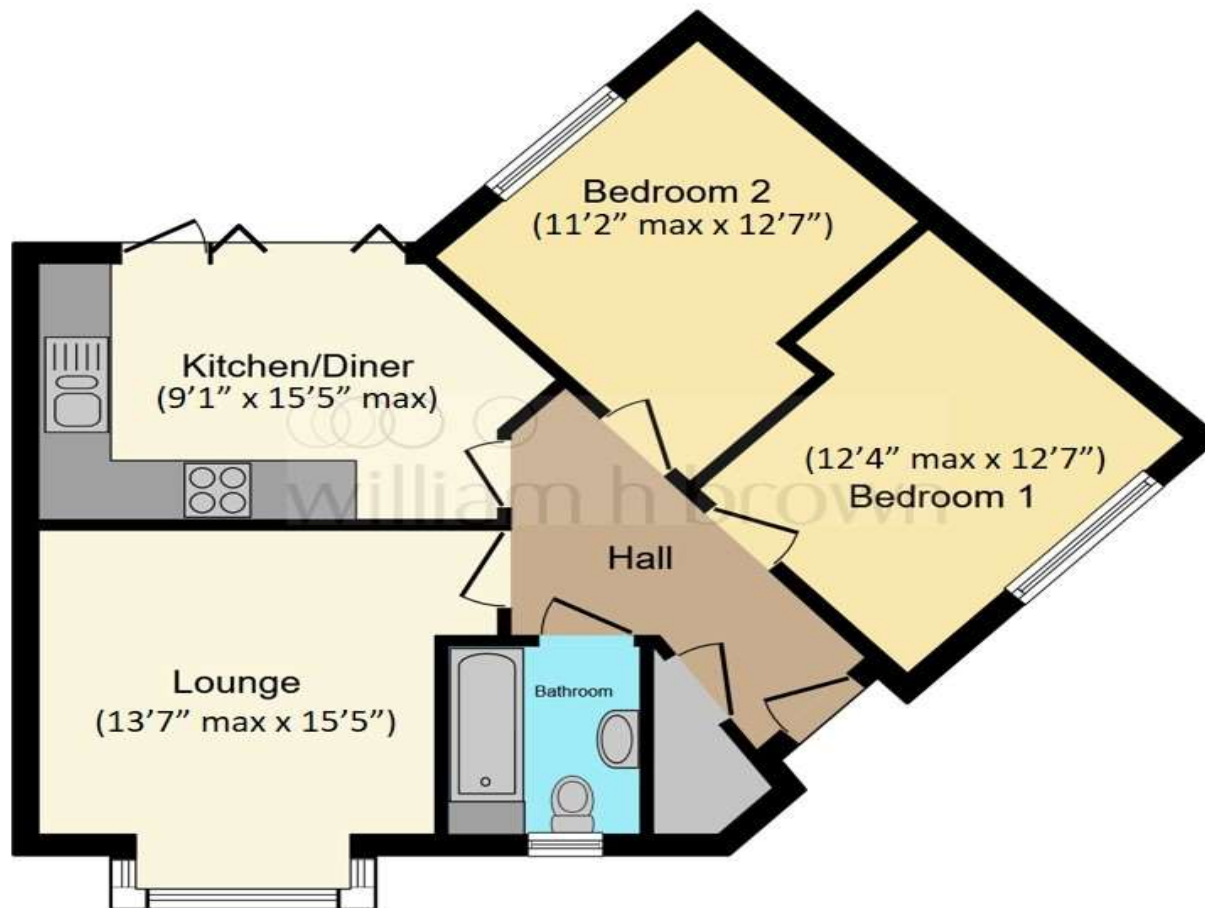
External Tap

Front & Rear Landscaped Gardens with turf & patio, fully fenced & side gate access.



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Measurements taken from architectural plans, for illustrative purposes only and not drawn to scale.

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

welcome to

The Buckthorn Valley Lane, Mansfield

- PLOT 1 - THE BUCKTHORN
- LARGE DRIVEWAY FOR MULTIPLE VEHICLES WITH GATE & GARAGE
- TWO BED DETACHED BUNGALOW ON A CORNER PLOT WITH FRONT, SIDE & REAR GARDENS
- FULLY FITTED KITCHEN WITH INTEGRATED OVEN, MICROWAVE, HOB, FRIDGE, FREEZER, DISHWASHER & WASHER DRYER & DINING AREA
- SEPARATE LOUNGE WITH BAY WINDOWS

Tenure: Freehold EPC Rating: Exempt

£250,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
NWK106221 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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