



Asking Price £325,000 Freehold

1 GRINDLEFORD GRANGE | | MANSFIELD | NG18 3FX

**BuckleyBrown**  
ESTATE AGENTS

## YOUR NEXT FAMILY HOME!...

Situated in the popular Mansfield area, this impressive four-bedroom detached property offers the perfect blend of comfort, practicality, and convenience, with excellent local amenities, schools, and transport links close by. Designed with family living in mind, it provides spacious rooms, versatile layouts, and inviting outdoor spaces.

Step inside to a welcoming entrance that sets the tone for the home. The kitchen is well appointed with ample units and work surfaces, making it an ideal space for cooking and everyday family life. A separate utility room adds further practicality, alongside a convenient ground-floor WC. The dining room is perfect for hosting family meals or entertaining guests, with doors opening directly to the garden, creating a seamless connection between indoor and outdoor living. Double doors lead into the spacious living room, where a feature fireplace forms a cosy focal point, making it the ideal spot to relax and unwind at the end of the day.

Upstairs, the property continues to impress with four generously sized bedrooms. The master suite is a true highlight, complete with its own en-suite bathroom and a private dressing room, offering a luxurious retreat. The remaining bedrooms are versatile in size and layout, suitable for children, guests, or even a home office, all served by a well-appointed family bathroom.

Externally, the home boasts excellent kerb appeal. To the front, a driveway and garage provide ample off-street parking, while surrounding shrubs enhance the welcoming approach. To the rear, the garden offers a laid lawn complemented by mature trees, shrubs, and secure fencing, creating a private and pleasant outdoor space perfect for family activities, alfresco dining, or simply enjoying the sunshine.

Call today to arrange a viewing!!!





#### Entrance Hall

With stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

#### Kitchen 14'4" x 11'2"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With a window to the rear elevation, access into the utility room and a door providing access into the dining room.

#### Utility 6'4" x 5'5"

Complete with further cabinetry and worktop surfaces. With space for appliances, an inset sink and drainer and a door to the side elevation.

#### Dining Room 10'7" x 8'9"

With carpeted flooring, double doors opening onto the rear garden and double doors opening into the living room.

#### Living room 10'7" x 15'8"

With carpeted flooring, feature fireplace and a bay window to the front elevation.

#### WC

With a low flush WC and a hand wash basin.

#### Landing

Surrounding doors provide access into;

#### Bedroom One 9'6" x 12'1"

With carpeted flooring and a window to the front elevation. This room benefits from its own dressing room and en-suite.



#### En-suite 6'0" x 5'10"

Complete with a three piece suite including a shower, low flush WC and a hand wash basin. With a window to the side elevation.

#### Bedroom Two 8'9" x 13'5"

With carpeted flooring and a window to the front elevation.

#### Bedroom Three 8'5" x 11'1"

With carpeted flooring and a window to the rear elevation.

#### Bedroom Four 7'11" x 6'9"

With carpeted flooring and a window to the rear elevation.

#### Bathroom 8'5" x 6'2"

Complete with a three piece suite including a bath, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Outside

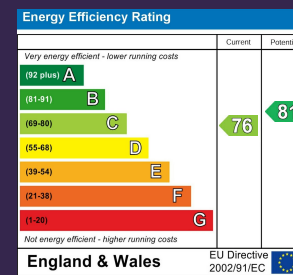
The front of the property offers great kerb appeal with a driveway, garage and surrounding shrubs. The rear garden hosts a laid lawn, with surrounding trees, shrubs and fencing.

#### Garage 7'11" x 16'5"

Accessible from the front elevation.



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.



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