



Offers Over £240,000 Freehold

18 SANDY GROVE | | MANSFIELD | NG18 2FG

**BuckleyBrown**  
ESTATE AGENTS

UPGRADED. STYLISH. A CUT ABOVE THE REST. Set within the ever-popular Sandy Grove area of Mansfield, this standout detached home offers far more than the standard three-bedroom property on the development. Enhanced with approximately £11,000 worth of premium upgrades, it delivers a noticeably higher specification and finish—perfect for buyers who don't want "off-the-shelf."

Step inside and you'll immediately feel the difference. The bright and spacious living room provides the perfect place to unwind, while the upgraded kitchen has been finished with sleek stone worktops, adding both durability and a premium look. High-quality floor tiling flows throughout the entire ground floor—an upgrade rarely found in comparable homes—creating a modern, cohesive feel. A convenient downstairs WC completes the space.

Upstairs, three well-proportioned bedrooms offer flexibility for family life, home working, or guests. The bathroom continues the theme of quality, boasting full-height wall tiling for a clean, contemporary, hotel-style finish—another feature that sets this home apart from others nearby.

Outside, the property enjoys a private, well-maintained garden, ideal for relaxing or entertaining, along with a driveway providing off-street parking.

Homes of this calibre within Sandy Grove are few and far between. With its upgraded specification, modern finish, and move-in-ready condition, this is a property that truly stands out from the crowd. Early viewing is essential—call now on 01623 633633.





## Hall

### Living Room 9'10" x 15'7"

The living room features tiled flooring, a central heating radiator, a window to the front, and patio doors to the side elevation.

### Kitchen 10'1" x 15'7"

The kitchen features tiled flooring, matching cabinets, and ample worktop space, complemented by stylish gold handles. It includes integrated appliances such as an oven and an inset sink, with additional space for other essentials. There's plenty of room for your desired dining furniture, and a box window to the side elevation brings in natural light.

### WC 5'11" x 3'11"

Ground floor WC with low flush WC and hand wash basin.

## Landing

landing leading to the first floor.

### Bedroom One 10'2" x 10'11"

The master bedroom features laminate flooring, a central heating radiator, a window to the side of the house, and access to its own en-suite bathroom.

### En Suite 10'2" x 3'11"

Three piece suite with low flush WC, hand wash basin and shower.

### Bedroom Two 11'11" x 9'0"

A spacious bedroom with laminate flooring, a central heating radiator, and a window to the side elevation.

### Bedroom Three 9'1" x 6'7"

Third bedroom with central heating radiator and window to the front elevation.

## Bathroom 7'7" x 6'7"

A three-piece family bathroom comprising a bath with shower over, hand wash basin, and low-flush WC.

## Outside

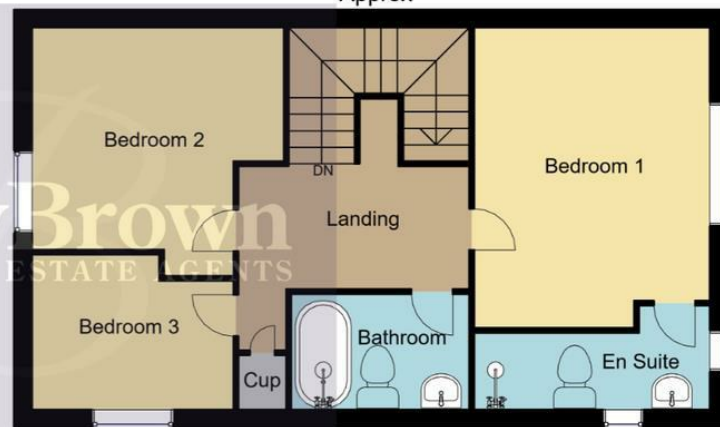
To the front, the property benefits from a driveway with ample parking space. To the rear, there is a spacious, well-maintained lawn and a patio area, perfect for outdoor entertaining.



Ground Floor  
46sq.m/491.65sq.ft  
Approx



First Floor  
44sq.m/472.60sq.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. Specially no guarantee is given on the total square footage of the property if quoted on this plan.  
CC Ltd ©2018

**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>95</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

18 SANDY GROVE  
MANSFIELD  
NG18 2FG



BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP  
1 Market Place | Bolsover | Chesterfield | S44 6PN  
[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633  
t: 01623 633 633  
t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

**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.