



£160,000 Freehold

81 LITTLEWORTH | | MANSFIELD | NG18 2RT

**BuckleyBrown**  
ESTATE AGENTS

HOME SWEET HOME!...Recently decorated throughout and offered to the market with no upward chain, this beautifully presented three-bedroom end-terrace home is ready to move straight into. Situated in the sought-after area of Littleworth, Mansfield, the property enjoys a convenient location close to a range of local amenities, reputable schools, parks, and excellent transport links, making it an ideal choice for families, first-time buyers, and professionals alike.

The area is well regarded for its friendly community feel and easy access to both Mansfield town centre and surrounding countryside, offering the perfect balance of convenience and lifestyle.

Internally, the property boasts two spacious and versatile reception rooms, providing excellent space for both relaxing and entertaining. The well-appointed kitchen offers ample storage and workspace, with easy access to the rear garden, creating a practical and functional layout for modern living.

To the first floor are three well-proportioned bedrooms, each benefiting from plenty of natural light and offering comfortable accommodation throughout. A family bathroom completes the upstairs layout.

Externally, the property benefits from a charming enclosed garden area, ideal for enjoying the outdoors or spending time with family and friends.

Offered with no chain and ready for immediate occupation, this wonderful home is not to be missed.

Call now to arrange your viewing!





**Hall**  
With leading access into;

**Dining Room 12'2" x 12'4"**  
Versatile space with laminate flooring, central heating radiator and a window to the rear elevation. Open access into the lounge.

**Lounge 12'2" x 11'10"**  
Reception room with laminate flooring, central heating radiator and a bay window to the front elevation.

**Kitchen 8'10" x 12'5"**  
Complete with a range of matching cabinets, inset sink with drainer, integrated appliances and a handy breakfast bar. Window and an external door to the side.

**Landing**  
With leading access into;

**Bedroom One 9'8" x 12'4"**  
Carpeted flooring, central heating radiator and a window to the rear elevation.

**Bedroom Two 8'6" x 11'10"**  
Carpeted flooring, central heating radiator and a window to the front elevation.

**Bedroom Three 6'8" x 11'10"**  
Carpeted flooring, central heating radiator and a window to the front elevation.

**Bathroom 7'10" x 11'8"**  
Four piece suite including a hand wash basin, low flush WC, bath and a separate shower cubicle. Window to the side elevation.

**Outside**  
Low maintenance frontage with a pathway

leading up to the front elevation. The rear garden provides an enclosed decked seating area and brick surround.





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) A			80
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MANSFIELD  
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## 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

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