

FREEHOLD



Bungalow - Detached (EPC Rating: A)

25 PENZANCE PLACE, MANSFIELD, NG18 3ER

Offers In The Region Of

£229,000

FEATURES

- Spacious detached bungalow with excellent potential
- Versatile third bedroom / dining room / home office
- Generous principal bedroom with fitted storage
- Fully tiled wet room
- Driveway & Detached garage / store
- Enclosed rear garden with patio and established borders



Location

3 Bedroom Bungalow - Detached located in Mansfield

Entrance Hall

A welcoming entrance hall providing access to the loft space and a useful built-in cupboard.

Kitchen

8'5 x 7'60 (2.57m x 2.13m)

Well-appointed with a range of fitted base and wall units, complemented by wood-effect work surfaces and a stainless steel sink unit with drainer. Appliances include an electric oven, dishwasher and washing machine, plus space for a fridge freezer. A side-facing double glazed window provides natural light.

Lounge

24 x 11'45 (7.32m x 3.35m)

An impressive, generously proportioned main reception room filled with natural light from a front-facing double glazed bay window and patio doors opening to the rear garden. The room is centred around an attractive brick fireplace with hearth and feature stove, creating a warm and inviting focal point. Two central heating radiators and access to Bedroom Three enhance the versatility of this space.

Bedroom Three

9'17 x 7'60 (2.74m x 2.13m)

A flexible room ideal as a formal dining area, home office or third bedroom, featuring a double glazed window to the rear and central heating radiator.

Bedroom One

14'33 x 9'71 (4.27m x 2.74m)

A spacious principal bedroom benefiting from fitted wardrobes along one wall, a large double glazed window to the front elevation, and a central heating radiator.

Bedroom Two

9'19 x 9'71 (2.74m x 2.74m)

A well-proportioned second bedroom with a double glazed front-facing window and central heating radiator.

Bathroom/ Wetroom

5'84 x 7'36 (1.52m x 2.13m)

Finished with full tiling to both walls and floor, comprising a walk-in shower, wash hand basin and WC, complemented by a heated towel rail and a double glazed side window.

External

The property enjoys a low-maintenance, gravelled open-plan front garden with established ornamental shrubs. A driveway extends along the side of the bungalow, providing ample off-road parking and access to a detached brick-built garage/store with double doors.

To the rear, the enclosed garden offers a private outdoor space with a decorative paved patio—ideal for entertaining—and well-stocked flower borders.

Viewings

Viewing is strictly by appointment with Location, 13 - 15 Albert Street , Mansfield , Nottinghamshire, NG18 1EA

[www. locationestateagency.co.uk](http://www.locationestateagency.co.uk)

Telephone: (01623) 654555 option 1.

Disclaimer

Fixtures & Fittings: Fixtures and fittings other than those mentioned above to be agreed with the seller. **Services Connected:** Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. **Measurements:** All measurements are approximate. Location have produced these details in good faith and believe that they provide a fair and accurate description of the above property. Prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to all specific points of importance following an inspection and prior to any financial commitment. The accuracy of these details is not guaranteed, and they do not form part of any contract.

Money Laundering

Intending purchasers will be asked to produce identification before a sale can be agreed.





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Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	94
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Location