



50% Shared Ownership £97,000 Share of

22 SPENGLER DRIVE | FOREST TOWN | MANSFIELD | NG19 0SA

BuckleyBrown
ESTATE AGENTS

50% Shared Ownership! YOUR NEXT MOVE. ..We are delighted to present this fantastic opportunity to purchase a 50% shared ownership property, situated in the popular residential area of Forest Town, Mansfield. Forest Town is well regarded for its range of local amenities, reputable schools, nearby parks, and convenient transport links, making it an ideal location for families, first-time buyers, and commuters alike.

The property offers a bright and spacious lounge, creating a welcoming area perfect for relaxing with family and friends. To the rear, the modern kitchen/diner is fitted with contemporary units and provides direct access to the enclosed rear garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property features two generously sized bedrooms. The family bathroom is fitted with a three-piece suite, including a shower over the bath.

Externally, the property benefits from a driveway providing off-street parking to the front, while to the rear is a private, enclosed garden, mainly laid to lawn—ideal for outdoor enjoyment.

Call now to book a viewing!





Porch
Giving access to the downstairs accommodation.

WC 2'11" x 5'1"
Complete with a low flush WC, hand wash basin and window to side elevation.

Lounge 12'4" x 13'8"
Complete with carpet flooring, central heating radiator, window to front and side elevations. There is also the stairs to first floor accommodation.

Kitchen Diner 12'4" x 10'11"
Complete with a range of matching wall and base units with complementary work surfaces over, incorporating an inset sink and drainer with mixer tap. There is an integrated oven with hob and extractor

hood above, along with space and plumbing for essential appliances. A window to the rear elevation provides natural light.

The kitchen also offers ample space for dining furniture, making it a practical and sociable kitchen/dining area. Central heating radiator.

First Floor Landing
Giving access to;

Bedroom One 12'4" x 10'7"
Having a window to front elevation, carpet flooring and central heating radiator.

Bedroom Two 12'4" x 7'9"
Having a window to rear elevation, carpet flooring, and central heating radiator.

Bathroom 6'3" x 6'5"
Complete with a three piece suite comprising of a panelled bath with shower over, low flush WC and hand wash basin. The room benefits from having partly tiled walls and window to side elevation.

Outside
To the front there is a drive way providing off street parking. To the rear there is an enclosed garden which is mostly laid to lawn with fenced boundaries.





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.
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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 | | | 98 |
| (81-91) B | | 86 | |
| (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 | |

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