



£145,000

Kaye Road, Ladybrook, Mansfield,

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with clarity and confidence.

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"A versatile and well-proportioned three-bedroom semi-detached property, recently refreshed with redecoration and new carpets throughout, offering a clean blank canvas."

Courtney, Valuer



PACKED WITH POTENTIAL, INSIDE AND OUT

This three-bedroom semi-detached home offers an excellent opportunity for buyers looking to put their own stamp on a

With spacious accommodation, a conservatory, driveway parking and a generous rear garden. Recently refreshed and ready for its next owner, the property provides plenty of scope for buyers to put their own stamp on it, while direct access from the rear garden to open green space creates a wonderful extension of the outdoor environment.



THE FINER DETAILS

A well-proportioned three-bedroom semi-detached home with conservatory, driveway and family bathroom.

The ground floor is accessed via an entrance hall leading into a spacious open-plan living and dining room, featuring sliding doors into the conservatory, creating a bright and versatile additional reception space. From the living area there is access into the kitchen, which includes a useful pantry and a door leading out to the rear garden.

To the first floor, the landing benefits from a built-in storage cupboard and provides access to three well-sized bedrooms along with a family bathroom comprising a three-piece suite.

Externally, the property offers a rear garden with a patio seating area and lawn, providing a great space for outdoor enjoyment, along with gated access leading directly onto open green space beyond, as well as a useful outbuilding/store providing additional storage.





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LIFE IN MANSFIELD

Life in Mansfield is generally affordable, practical, and community-focused, with a mix of town convenience and easy access to countryside.

Mansfield is a traditional market town in the East Midlands with a strong local identity. The town centre has a range of shops, supermarkets, cafés and a market square, along with retail parks on the outskirts. It's not a big city lifestyle, but it covers everyday needs well without the higher costs you'd find in places like Nottingham or further south.

For commuting, it's reasonably well connected. There are rail links to Nottingham, Worksop and Sheffield, and good road access via the A38 and nearby M1. Many residents commute to Nottingham or surrounding towns for work.

Leisure-wise, you've got plenty of green space. Sherwood Forest (famous for the Robin Hood legend) is nearby, along with country parks, walking routes and nature reserves. Locally, there are gyms, cinemas, pubs and leisure centres, though nightlife is fairly low-key compared to larger cities.





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.

Key Features

Three-bedroom semi-detached home with conservatory and driveway

Spacious living/dining room

Kitchen with pantry and access to rear garden

Rear garden with patio, lawn and gated access to green space

Ideal for buyers wanting to make a blank canvas their own

Located in Mansfield with good amenities and transport links

Approximate Size 956 Sq. ft

Energy Performance Certificate (EPC)
Rating D

Council Tax
Band A

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