



£98,000 Leasehold

11 LIMESTONE RISE | MANSFIELD | NG19 7AZ

**BuckleyBrown**  
ESTATE AGENTS

WELL-PROPORTIONED GROUND FLOOR FLAT. Located on Limestone Rise, Mansfield, this ground floor flat offers practical and modern accommodation in a convenient setting, with easy access to local amenities and transport links.

Upon entering the property, you are welcomed into a hallway that leads through to an open-plan kitchen and living area. This well-proportioned space is suitable for both everyday living and entertaining, with natural light creating a bright and comfortable environment.

The property includes a generously sized bedroom with a built-in wardrobe providing useful storage. A family bathroom is situated nearby, offering a functional and well-laid-out space.

Externally, the flat benefits from an allocated parking space, providing added convenience. Overall, this ground floor flat presents a solid option for those seeking practical accommodation in a well-located area.





#### Hall

Hallway leading to the;

#### Kitchen 11'4" x 8'10"

Matching cabinets with worktop space above, tiled splashback, integrated appliances including an oven and inset sink, with additional space for further appliances. A window to the side elevation provides natural light.

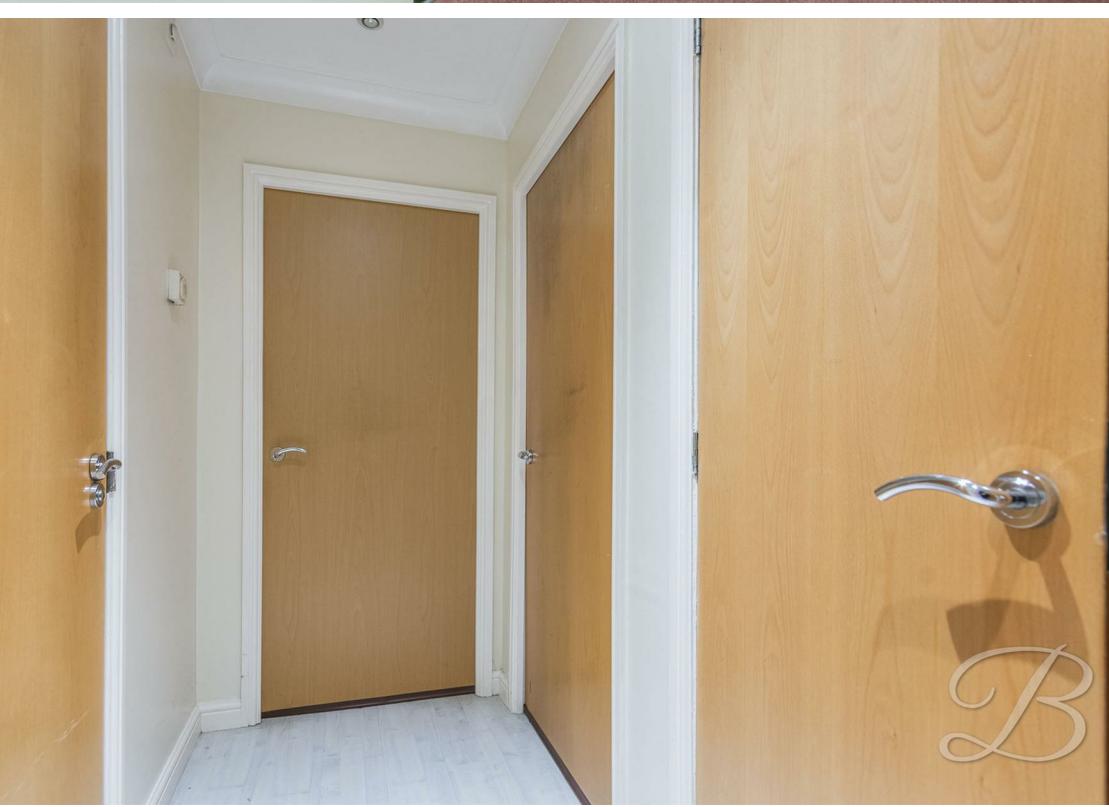
#### Living Room 13'0" x 11'5"

Open-plan living area leading from the kitchen, laminate flooring throughout, central heating radiator, a feature fireplace, and a window to the side elevation.

#### Bedroom One 9'6" x 10'8"

Laminate flooring with large built in





Ground Floor  
43sq.m/460.41sq.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. 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		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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