



£1,100 Per Month

31 DOUGLAS ROAD | FOREST TOWN | MANSFIELD | NG19 0LT

**BuckleyBrown**  
ESTATE AGENTS

Welcoming to the market this impressive three-bedroom family home, located in the popular and sought after area of Forest Town. Complete with a spacious and well-presented interior, this detached property is positioned in a cul-de-sac with excellent nearby shops and amenities within walking distance! Let's take a look inside..

The ground floor presents you with a spacious lounge area where you'll find plenty of space for homely furnishings and personal touches. There's a bay window that allows a wealth of natural light through, and you'll love spending your time relaxing here. Just next door the spacious kitchen/diner where you'll find a great range of matching wall and base units to utilise, along with space for all essential appliances. There's also plenty of space for a dining set to enjoy sit down meals, and there's also patio doors leading out to the rear garden for added convenience. Completing the floor is the handy WC.

The first floor welcomes you to three well-presented bedrooms, all of which have been kept to a high standard throughout with lots of flexibility to add your own stamp. The bathroom can also be found just off the landing and completes the floor nicely with a three piece suite where you can relax after a long day.

Heading outside, you will find a private driveway and garage that allows space for handy off-road parking. The rear garden complements the home well, benefitting from a lovely, well-maintained lawn and a surrounding fence for additional privacy.

Call now to arrange a viewing!!





#### Entrance Hall

With central heating radiator, window to the front elevation and access into;

#### WC 3'2" x 6'9"

Complete with low flush WC, hand wash basin, central heating radiator and opaque window to the side elevation.

#### Lounge 12'4" x 15'7"

With feature fireplace, central heating radiator and bay window to the front elevation. With access into;

#### Kitchen/Diner 8'11" x 15'11"

Complete with a range of matching wall and base units with complementary worktop over, inset sink and drainer with mixer tap, tiled splash backs, integrated

oven, hob with extractor fan above, space and plumbing for a washing machine and dishwasher, ample dining space, central heating radiator, window to the rear elevation and French doors leading out to the rear garden.

#### Landing

With window to the side elevation, central heating radiator and access into;

#### Bedroom One 9'0" x 14'0"

With central heating radiator and window to the front elevation.

#### Bedroom Two 9'0" x 10'9"

With central heating radiator and window to the rear elevation.



#### Bedroom Three 6'7" x 9'4"

With central heating radiator and window to the front elevation.

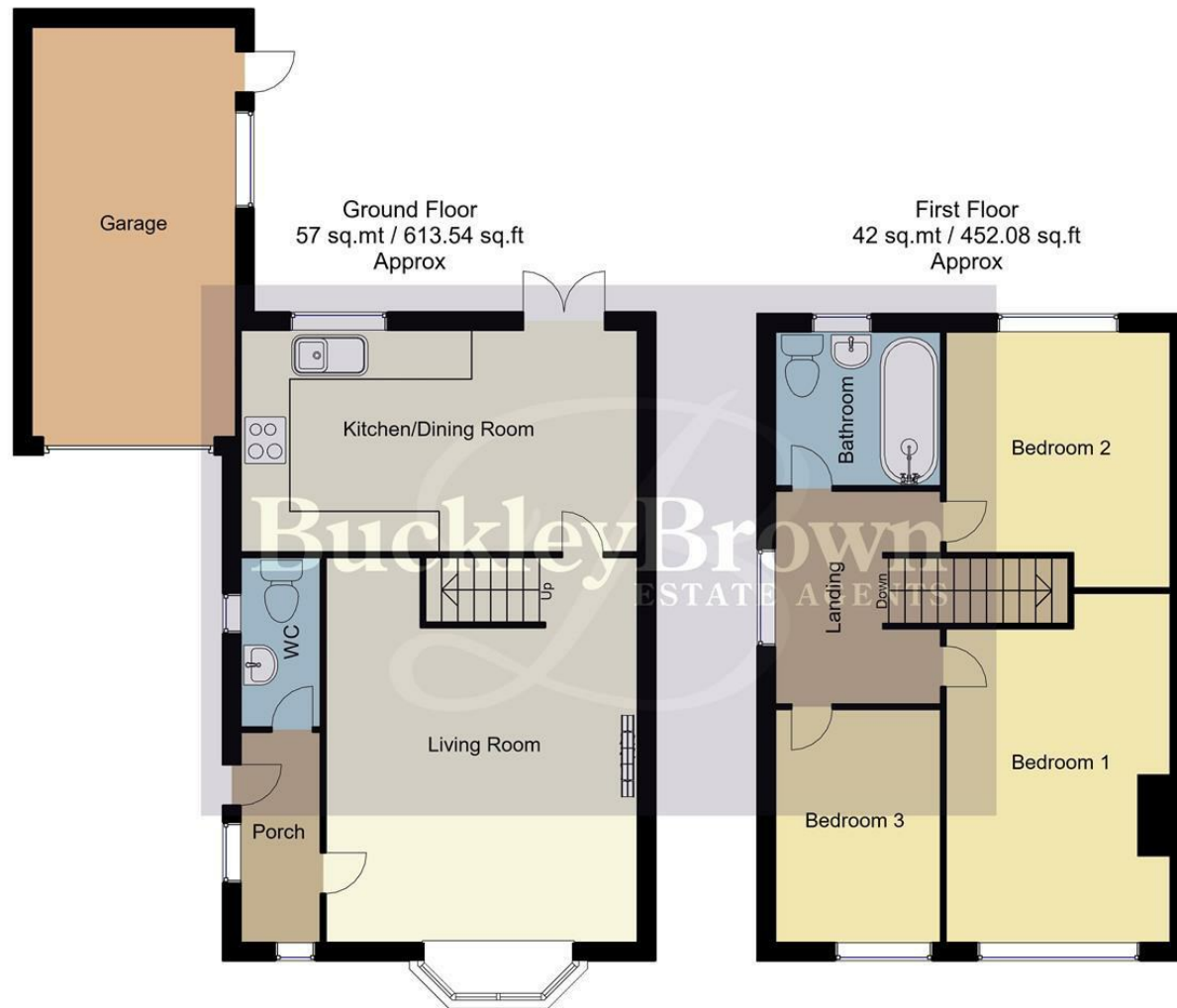
#### Bathroom 6'2" x 6'7"

Complete with a fitted bath with overhead shower, low flush WC, vanity hand wash basin, central heating radiator and opaque window to the rear elevation.

#### Outside

Featuring a well-maintained garden to the rear with paved seating area, low-maintenance lawn and a surrounding fence for additional privacy. To the front of the property is a private drive and garage, allowing space for off-road parking.





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.  
CC Ltd ©2018

**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) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>69</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

31 DOUGLAS ROAD  
FOREST TOWN  
MANSFIELD  
NG19 0LT



## 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

**BuckleyBrown**  
ESTATE AGENTS

**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.