



Offers Over £300,000

81 SKEGBY LANE | | MANSFIELD | NG19 6QS

**BuckleyBrown**  
ESTATE AGENTS

## HOMELY, INVITING & SPACIOUS!...

We proudly welcome you to this excellent 2 bedroom bungalow, with a 1 bedroom annex underneath. Located in the heart of Mansfield, nearby a range of local amenities. Perfect for a variety of living arrangements, this home is ideal for those seeking comfort and versatility.

The heart of the home is the open-plan kitchen, dining, and living room, a generous space perfect for both family living and entertaining. Large doors open onto the balcony, bringing the outdoors in and offering a peaceful spot to relax and enjoy the surroundings. The sun room offers a bright and airy versatile space, that can be easily utilised to suit your needs, whether as a home office or an extra living space. Moving on from here, you will find two generously sized bedrooms, both of which come with built-in wardrobes, providing plenty of storage space. The master bedroom features a built-in dressing table and its own en-suite facility, offering added privacy and convenience. The bathroom is fitted with a luxurious four-piece suite, including a bath and separate shower. Additionally, a utility cupboard provides convenient space for a washing machine and dryer.

The exterior of this property has been designed with both practicality and style in mind. The front boasts a generous driveway, providing ample parking, ensuring convenience and ease. At the rear, an electric gated entrance offers additional off-street parking. The low-maintenance rear garden is a true highlight, featuring a beautifully maintained patio area that's perfect for alfresco dining, unwinding, or hosting gatherings. Framed by minimal, yet elegant landscaping, the garden is designed for effortless upkeep while offering a private and peaceful retreat to enjoy the outdoors in comfort and style. Solar panels have also been installed, providing an additional income stream by generating energy and reducing utility costs.

Call up today to secure your viewing 01623 633633





### Sun Room 10'10" x 11'3"

This sunroom features windows and doors on all sides, allowing natural light to flood the space. Its versatile design makes it perfect for a variety of uses, offering flexibility to suit your needs, whether as a cosy retreat, home office, or additional living area. With a built in storage cupboard.

### Hall

With access to the loft and surrounding doors providing access into;

The loft is part bordered with power and lights.

### Kitchen 9'10" x 8'7"

Complete with a matching range of cabinetry and ample worktop space. It features an inset sink and drainer, integrated eye level double oven/microwave, smeg four ring induction hob with hood over, integrated dishwasher, wine fridge, integrated fridge/freezer and a convenient breakfast bar. This room benefits from an open plan design through to the living/dining room. With a central heating radiator and a window to side elevation.

### Dining/Living Room 20'2" x 11'8"

This living/dining room offers ample space



for your furniture, providing flexibility in arrangement. The room features stylish karndean flooring throughout, adding a modern touch. Windows along the rear elevation flood the space with natural light, creating a bright and welcoming atmosphere. Double doors lead directly to the balcony, providing easy access to outdoor living and offering a seamless connection between the interior and exterior spaces. With a central heating radiator and air con.

### Utility Cupboard

The Utility cupboard is accessible from the hall and provides a great space for your washing machine and dryer.

### Bedroom One 18'0" x 8'5"

Complete with carpeted flooring, designer radiators and a window to front elevation. This room further benefits from a built in dressing table, walk in wardrobes and its own en-suite facility.

### En-suite 7'10" x 3'10"

Complete with a three piece suite including a large walk in shower, low flush WC and hand wash basin. With a heated illuminated mirror and a chrome towel radiator.

### Bedroom Two 9'10" x 13'5"

Complete with laminate flooring, central



heating radiator and a window to front elevation. This room benefits from built in wardrobes.

#### Bathroom 6'10" x 6'00"

Complete with a modern four piece suite including a walk in shower, bath, low flush WC and hand wash basin. With a chrome towel radiator.

#### Outside

The exterior of the property is thoughtfully designed for both convenience and practicality. The front features a spacious driveway, offering ample parking space. At the rear, a gated entrance with remote-controlled electric gates provides access

to additional off-street parking, ensuring plenty of room for vehicles. The rear garden is designed for ease of maintenance, with a well-kept patio area perfect for outdoor dining or lounging, surrounded by minimal landscaping that requires little upkeep. Additionally, a secure garden area with a charming gazebo offers a peaceful retreat, ideal for relaxing or entertaining guests. This outdoor space provides a private, low-maintenance haven for enjoying the outdoors with ease. The rear also provides access to the Annex.

#### Annex

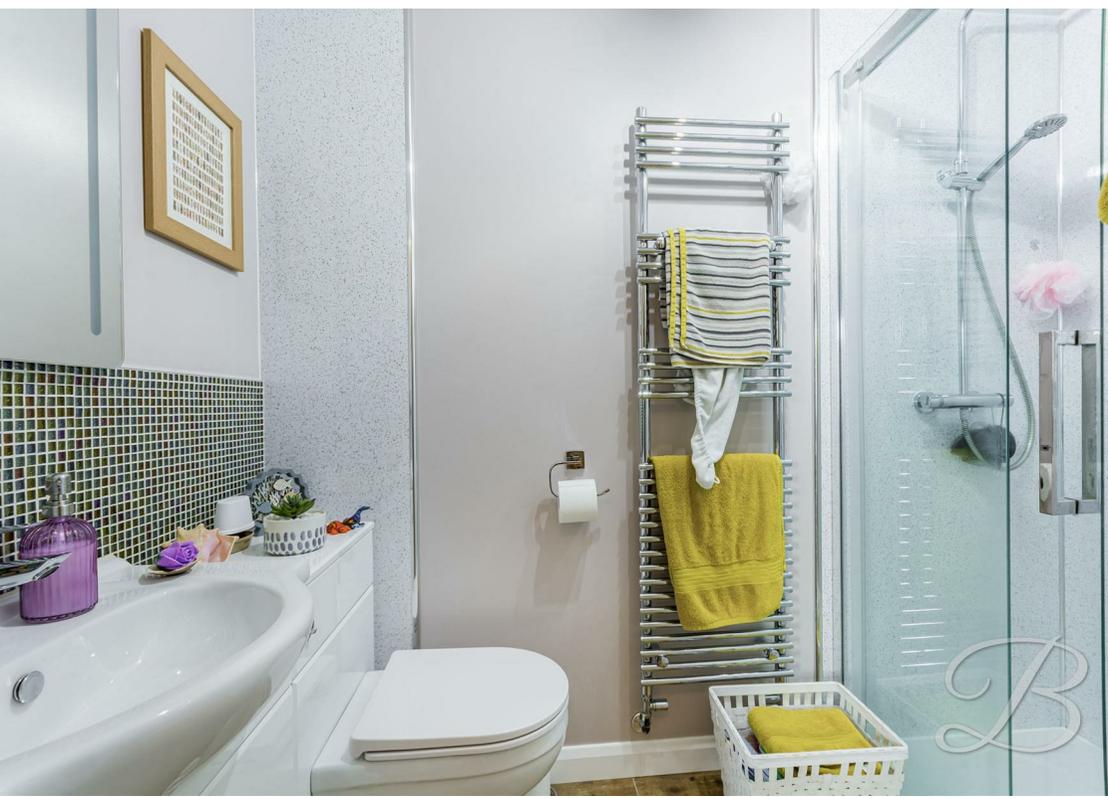
Annex Measurements:



Kitchen- 1.54m x 2.96m  
 Living Room- 4.45m x 5.06m  
 Shower Room- 1.22 x 1.65

The annex offers a comfortable and well-equipped living space, featuring a shower room with a three-piece suite and towel radiator. The kitchen is fully equipped, providing all the essentials for easy meal preparation. A built-in walk-in wardrobe offers ample storage, while the open-plan living/dining/bedroom area is versatile and spacious, perfect for relaxation, dining, or sleeping. With a central heating radiator and air con. This annex is ideal for independent living or as a guest suite.





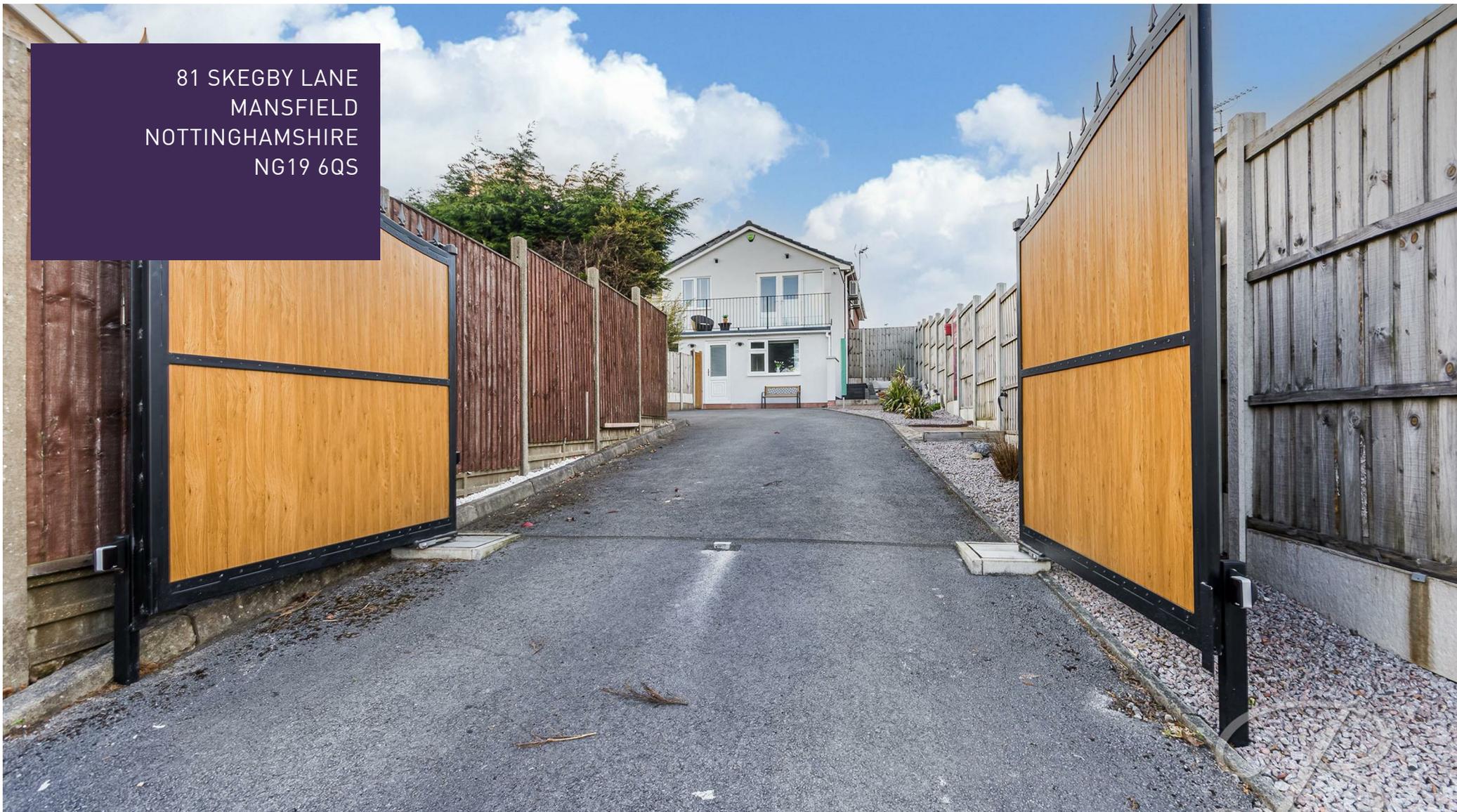


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		84	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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