



Maltby Road  
Mansfield

burchell  
edwards



## Property Description

Welcome to this well presented two-bedroom home on Maltby Road, Mansfield.

Recently decorated throughout, the property offers a bright and inviting lounge, a well-appointed kitchen, and a convenient ground-floor bathroom. Bedroom One benefits from fitted wardrobes, while Bedroom Two provides a versatile space ideal for a guest room, office, or nursery.

The front elevation boasts a modern EV charging point and a convenient driveway, offering parking for up to two vehicles. A secure fenced boundary ensures privacy, complemented by a dropped curb for easy access.

To the rear, you'll find an enclosed garden with a slabbed patio area, a well-maintained lawn, and a useful storage shed. Secure gated side access adds extra convenience.

This home combines practicality with modern touches, making it an ideal choice for first-time buyers or downsizers.

### Entrance Hall

Entrance hall featuring a UPVC front door and a tiled floor.

### Lounge

Spacious lounge boasting double-glazed windows to both front and rear aspects, a wall-mounted radiator, stylish laminate flooring, and a feature gas fire providing a cosy focal point.

### Kitchen

Well-appointed kitchen fitted with matching wall and base units, complemented by tiled walls and flooring. Features include an inset stainless-steel sink with drainer, integral electric oven, gas hob with cooker hood, and a wall-mounted radiator. Natural light floods the space through a rear double-glazed window and skylight.

### Bathroom

Family bathroom, located on the ground floor and featuring a double-glazed opaque window to the front, a bath with shower over, ceramic toilet and wash hand basin, wall-mounted towel radiator, and tiled splashbacks with matching floor tiles.

## First Floor Landing

Landing finished with carpeted flooring and offering access to the loft.

## Bedroom One

Bedroom one featuring double-glazed windows to both front and rear aspects, a wall-mounted radiator, fitted wardrobes, and carpeted flooring.

## Bedroom Two

Second bedroom offering double-glazed windows to both front and rear aspects, a wall-mounted radiator, carpeted flooring, and a convenient boiler cupboard.

## Loft Space

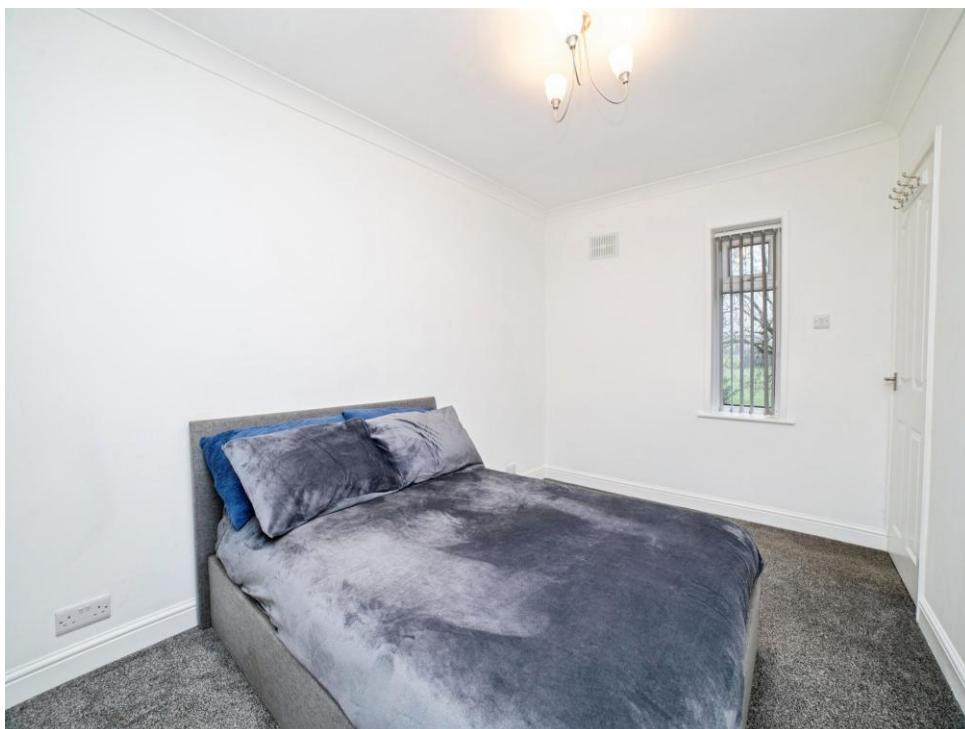
Partly Boarded

## Externals

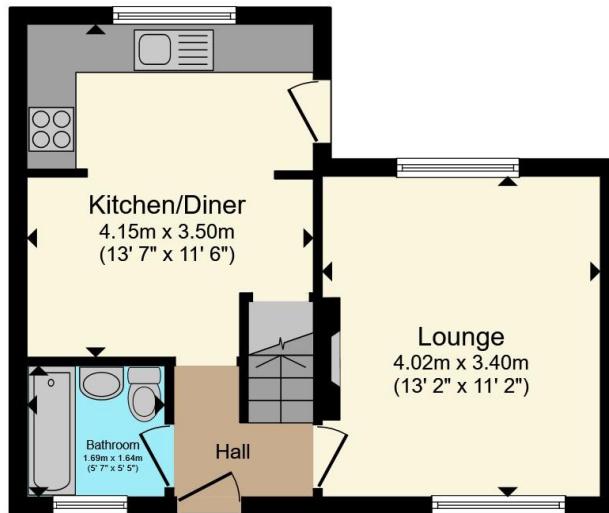
The front elevation boasts a modern EV charging point and a charming loose stone driveway, offering parking for up to two vehicles. A secure fenced boundary provides privacy, while the convenient dropped curb ensures easy access.

Enclosed rear garden featuring a slabbed patio area, well-maintained lawn, and a useful storage shed. Secure gated access to the side provides added convenience.

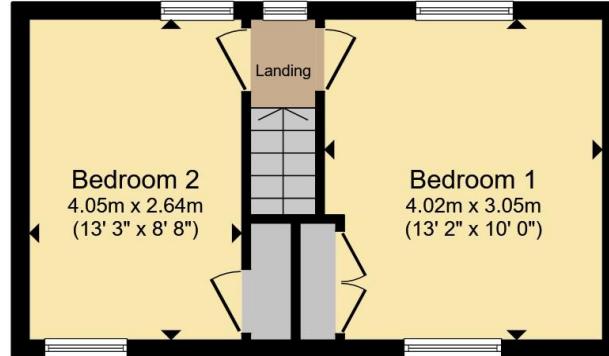








**Ground Floor**



**First Floor**

Total floor area 62.6 m<sup>2</sup> (674 sq.ft.) approx

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To view this property please contact Burchell Edwards on

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EPC Rating: C    Council Tax  
Band: A

Tenure: Freehold

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