



£235,000 Freehold

106 SLANT LANE | SHIREBROOK | MANSFIELD | NG20 8QR

**BuckleyBrown**  
ESTATE AGENTS



A LIGHT-FILLED FAMILY HOME WITH STYLE AND SPACE!!!...Sited in the desirable Slant Lane, Shirebrook, Mansfield, this impressive three-bedroom home offers modern living with versatile space across three floors.

A welcoming hallway on the ground floor provides access to all principal rooms and a handy storage cupboard. The living room features a stylish laminate herringbone-style floor and twin front-facing windows, creating a bright and inviting space.

The kitchen/dining room is a true centerpiece, with matching herringbone-style flooring, ample storage cupboards, integrated oven, hand wash basin, electric hob with extractor fan, and a central island for casual dining. There is plenty of space for a dining table, with bi-folding doors opening onto the rear garden and a large skylight flooding the area with natural light. A convenient WC with a two-piece suite completes the ground floor.

Upstairs, the landing leads to all three with built-in storage, a dressing room, and a family bathroom comprising a low-flush toilet, hand wash basin with cabinet, bath, walk-in shower, and towel rail.

The second floor houses a high versatile loft room with skylight windows and flexible space.

Externally, the property offers off-road parking for three vehicles at the front and a rear garden with a well-maintained lawn and patio area, perfect for dining and entertaining.

A modern, well-appointed home, ideal for families seeking generous living space in a sought-after Shirebrook location.





#### Hall

Additional storage cupboard and access to;

#### Living Room 19'8" x 10'10"

Laminate herringbone-style floor, central heating radiator and twin windows overlooking the front of the property.

#### Kitchen/Dining Room 17'8" x 8'7"

Laminate herringbone-style flooring, ample storage cupboards with work surfaces above, integrated oven and hand wash basin, electric hob with extractor fan and a kitchen island offering bar-stool dining. The space also provides a large area for a dining table and additional seating, with bi-folding doors to the rear and a large skylight above.

#### WC

Two-piece suite with a low flush toilet and a hand wash basin.

#### Landing

Additional storage cupboard and access to;

#### Bedroom One 10'10" x 11'8"

Carpeted flooring, central heating radiator and a window to the front of the property.

#### Bedroom Two 11'9" x 9'1"

Carpeted flooring, central heating radiator, built-in storage cupboard and a window to the rear of the property.

#### Bathroom 8'0" x 5'7"

Four-piece suite comprising a low-flush toilet, hand wash basin with surrounding cabinet, walk-in shower, bath, wall-mounted towel rail and a window to the rear.

#### Bedroom Three/Dressing Room 5'7" x 8'4"

Carpeted flooring, central heating radiator and a window to the front.

#### Bedroom One 20'0" x 9'3"

Converted loft with carpeted flooring, central heating radiator and skylight windows.

#### Outside

To the front of the property, there is off-road parking for three vehicles. To the rear, you'll find a well-maintained lawn and a patio area ideal for outdoor dining and entertaining.









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.

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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) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 73      | 73        |
| (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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