



Offers Over £350,000 Freehold

261 NOTTINGHAM ROAD | | MANSFIELD | NG18 4SE

**BuckleyBrown**  
ESTATE AGENTS



FULL OF CHARACTER AND CHARM!... Located in the charming town of Mansfield, this delightful end terrace house offers a perfect blend of character and modern living. The property, built in 1900, is situated in a well-established neighbourhood, providing easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Upon entering the ground floor, you are greeted by three spacious reception rooms, each offering a unique space for relaxation and entertainment. The layout is both practical and inviting, allowing for a seamless flow between the rooms. The well-appointed kitchen, which is conveniently located, provides ample space for culinary pursuits and family gatherings. Additionally, the ground floor features a handy utility and wc, ensuring convenience for both residents and guests.

Moving upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The upstairs also boasts a four piece family bathroom, enhancing the functionality of the home and catering to the needs of a growing family.

Outside, the property benefits from a modest garden area, perfect for enjoying the fresh air or hosting summer barbecues. The end terrace position allows for added privacy, while still being part of a friendly community. The front of the property has a gated entrance leading to a large driveway and garage.

Call now to make this your family home!





#### Hall

With leading access into;

#### Living Room 12'7" x 14'3"

Carpeted reception room with a log burner fireplace, central heating radiator and a bay window to the front elevation.

#### Dining Room 12'5" x 14'0"

Versatile reception room with laminate wood flooring, central heating radiator, feature fireplace and patio doors opening onto the rear garden.

#### Snug 8'11" x 14'2"

Cosy reception room with wooden flooring, central heating radiator and a bay window to the front elevation.

#### Kitchen 11'8" x 14'0"

Expansive kitchen with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, breakfast bar along with a window and french doors to the rear elevation.

#### Utility 8'6" x 7'7"

Additional cabinetry, inset sink with drainer, integrated appliances, wc and a window to the rear elevation.

#### WC 5'6" x 2'7"

Fitted with a hand wash basin and low flush WC.

#### Landing

Window to the rear and further access into;

#### Bedroom One 13'3" x 14'2"

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



#### Bedroom Two 12'7" x 14'4"

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

#### Bedroom Three 12'7" x 13'11"

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

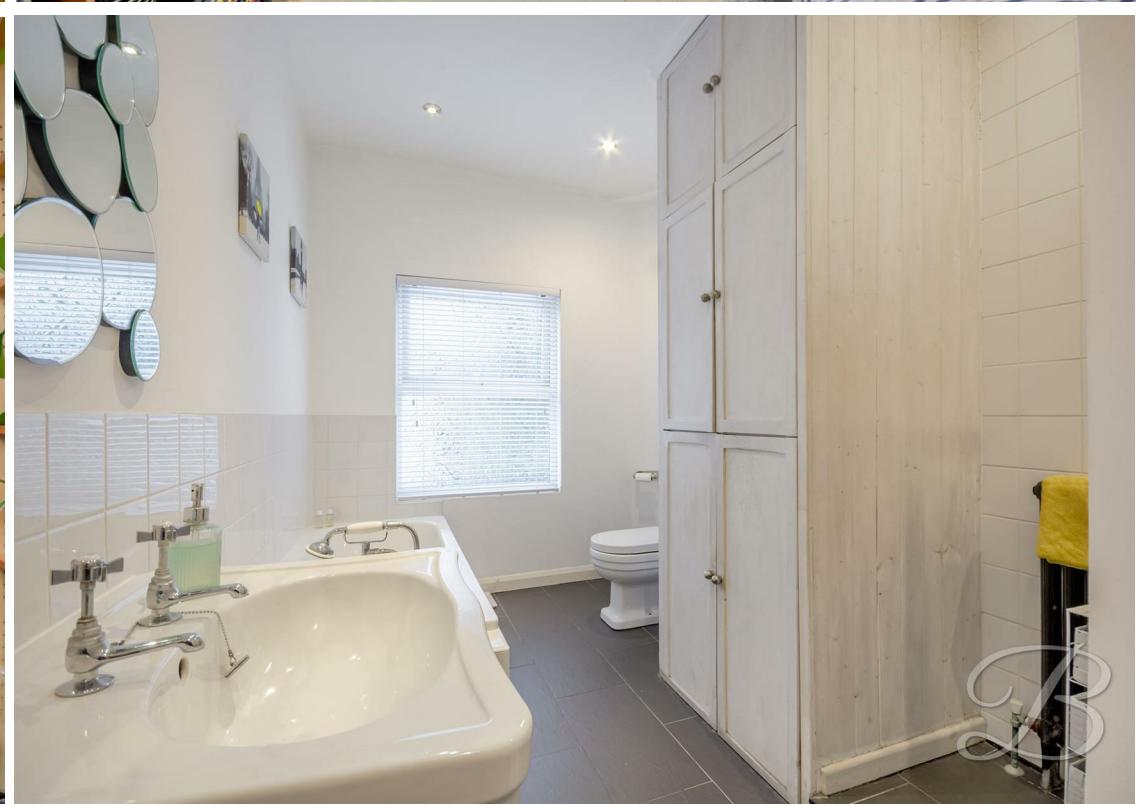
#### Bathroom 7'0" x 13'11"

Four piece suite comprising of a hand wash basin, low flush WC, bath and a shower. Window to the rear elevation.

#### Outside

Gated frontage leading to a spacious private driveway and garage with hedge surround offering a degree of privacy. Low maintenance garden to rear offering ample space to enjoy all year round.



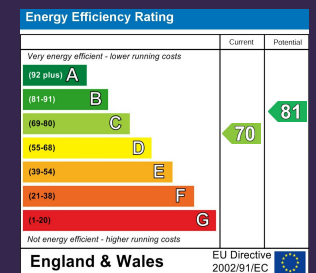




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.





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