

Offers Around £260,000 Freehold

68 SANDY LANE I I MANSFIELD I NG18 2LU

BuckleyBrown ESTATE AGENTS

RARE INVESTMENT OPPORTUNITY – MODERNISED THREE FLATS. Nestled on the charming Sandy Lane in Mansfield, this beautifully renovated property has been thoughtfully transformed into three stylish self-contained flats, presenting an excellent opportunity for investors or those seeking modern, flexible living.

The ground floor comprises a well-appointed two-bedroom flat, ideal for small families or professionals. This level features a bright and spacious open-plan kitchen, living and dining area, designed to maximise natural light and create a warm, welcoming atmosphere. The bedrooms are generously sized, offering comfort and practicality.

On the first floor, you'll find a delightful one-bedroom flat, perfectly suited to singles or couples. This flat also benefits from its own open-plan kitchen, living and dining space, combining contemporary style with efficient use of space to create a cosy yet functional home.

The second floor offers another impressive living space, complete with a modern kitchen, living and dining area. This floor is ideal for entertaining or relaxing, with a well-designed layout that flows seamlessly and makes everyday living a pleasure.

Across two floors, the property provides three separate reception areas, modern kitchens, and thoughtfully designed bathrooms, ensuring comfort and convenience for all occupants.

With its prime location, stylish renovation, and fully self-contained flats on every level, this property represents a fantastic investment opportunity or a versatile residential option. Early viewing is highly recommended to appreciate everything this Sandy Lane property has to offer.









FLAT B (GROUND FLOOR)

Kitchen/Living Room 11'9" x 24'9"
A spacious open-plan living room and kitchen featuring stylish vinyl flooring and central-heating radiators throughout. The modern kitchen is fitted with integrated appliances including an oven, washing machine and inset sink. Patio doors open to the rear, complemented by an additional rear window, while to the front the living area benefits from a bay front door and windows providing plenty of natural light.

Hall
Hallway leading to the;

Bedroom One 12'3" x 12'3"
Spacious master bedroom with central heating radiator and window to the rear elevation.

Bedroom Two 14'3" x 11'3"
Spacious master bedroom with central heating radiator and window to the front elevation.

Shower Room 9'6" x 5'2"
Three piece suite with low flush WC, hand wash basin and shower.

FLAT C (FIRST FLOOR)

Hall
Hallway leading to;

Kitchen/Living Room 11'8" x 11'8"
Vinyl flooring runs throughout the spacious kitchen and living area. The living room benefits from a central heating radiator, while the well-equipped kitchen features an oven, washing machine, inset sink, and a front-facing window providing natural light.

Bedroom One 12'1" x 10'9"
The main bedroom offers ample space and benefits from a central heating radiator and a window to the rear elevation.

Bathroom 6'10" x 6'0"
Three piece bathroom with bath and shower over, low flush WC and hand wash basin.

FLAT A (GROUND FLOOR)

Hall
Hallway leading to;

Living Room 14'11" x 12'5"
Spacious living room with vinyl flooring, central heating radiator and windows to the front and side elevation.

Kitchen/Dining Room 13'8" x 14'1"
Kitchen/dining area with integrated oven, washing machine and inset sink. Ample space for your desired dining furniture.

Sun Room
Potential to be made into an extra sitting room/gym/storage.

Shower Room 4'8" x 7'3"
Three piece suite with low flush WC, shower and hand wash basin.

Outside
Off street parking to the front.





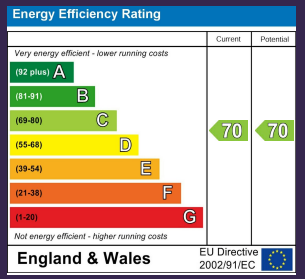




FLAT B
65sq.m/702.63sq.ft
Approx



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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