



Guide Price £280,000

NOTTINGHAM ROAD | MANSFIELD | NG18 4SU

**BuckleyBrown**  
ESTATE AGENTS

\*\*GUIDE PRICE £280,000-£290,000\*\*

#### A STAND OUT PROPERTY!

Situated on a generous corner plot in a sought-after Mansfield area, this spacious 1930s semi-detached home blends original features with modern updates. Benefiting from ample parking, excellent transport links to Nottingham, and is within walking distance of a top-rated primary school and local amenities.

The front door opens into a quarry tiled porch area and continues into the hallway which has the original close boarded wooden floor and a useful under stairs storage area. The large dining room has a living flame gas fire set into the original 1930's fire surround and bay windows making the room unusually spacious. Next door the cozy sitting room features a multifuel burner for those winter evenings and door to the rear patio perfect for summer entertaining.

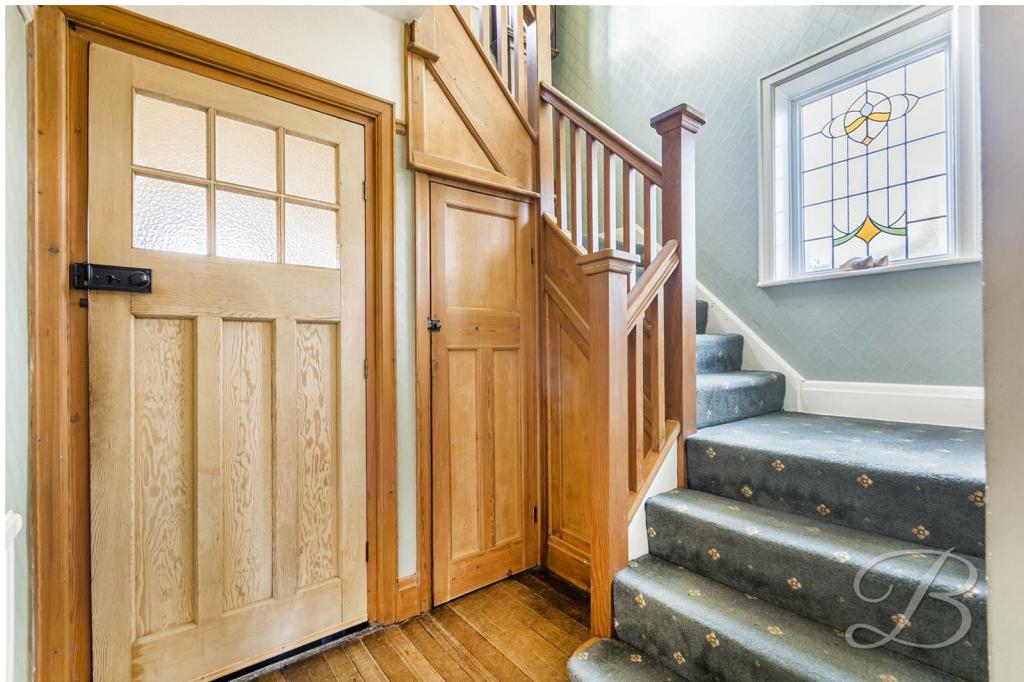
The extended, light-filled kitchen offers matching cabinets, integrated appliances, and a dining space under a glass ceiling with garden access. Adjoining the kitchen are a practical utility room with inset sink, ample storage units and space for appliances and a separate downstairs WC.

Upstairs the spacious landing leads to the three bedrooms, two with original fireplaces. The main bedroom features a bay window making it a light and spacious room. The second bedroom has pine fitted cupboards to one side whilst still being very roomy and the third bedroom is surprisingly well-sized. The modernised family bathroom is fitted with a white three-piece suite.

The property stands back from the road with a block-paved driveway to the front with parking for several vehicles and large shrub borders. There is a paved area to the side with bin storage space and an outside tap. To the rear is an enclosed garden with lawn, charming patio area, shed and greenhouse. A second driveway leads to the large garage/workshop and provides further off-street parking.

Call now to arrange a viewing!





#### Hall

Original wooden flooring with entrance to all ground floor rooms.

#### Dining Room 12'0" x 10'6"

Spacious carpeted dining room with an original fireplace, central heating radiator and a bay window to the front elevation.

#### Living Room 12'0" x 14'6"

Carpeted living room with central heating radiator, multi-fuel log burner, and a door and windows to the rear elevation.

#### Kitchen 15'2" x 10'2"

This extended kitchen is complete with tiled flooring, matching cabinets and ample worktop space, integrated appliances, with room for more, an inset sink, bright and airy space for seating with windows and doors to the rear elevation.

#### Utility 5'8" x 8'7"

Inset sink and worktop with storage space and space for appliances.

#### WC 5'0" x 3'2"

Low flush WC.

#### Landing

Carpeted landing leading into all first floor bedrooms.

#### Bedroom One 12'0" x 12'5"

Generous bedroom with central heating radiator, feature fireplace and a beautiful bay window to the front elevation.

#### Bedroom Two 11'7" x 12'8"

Generous sized bedroom with built in wardrobe's, feature fireplace, a central heating radiator and a window to the rear elevation.



#### Bedroom Three 9'1" x 8'2"

Carpeted bedroom with central heating radiator and a window to the rear elevation. Perfect as an office space.

#### Shower Room 5'11" x 10'2"

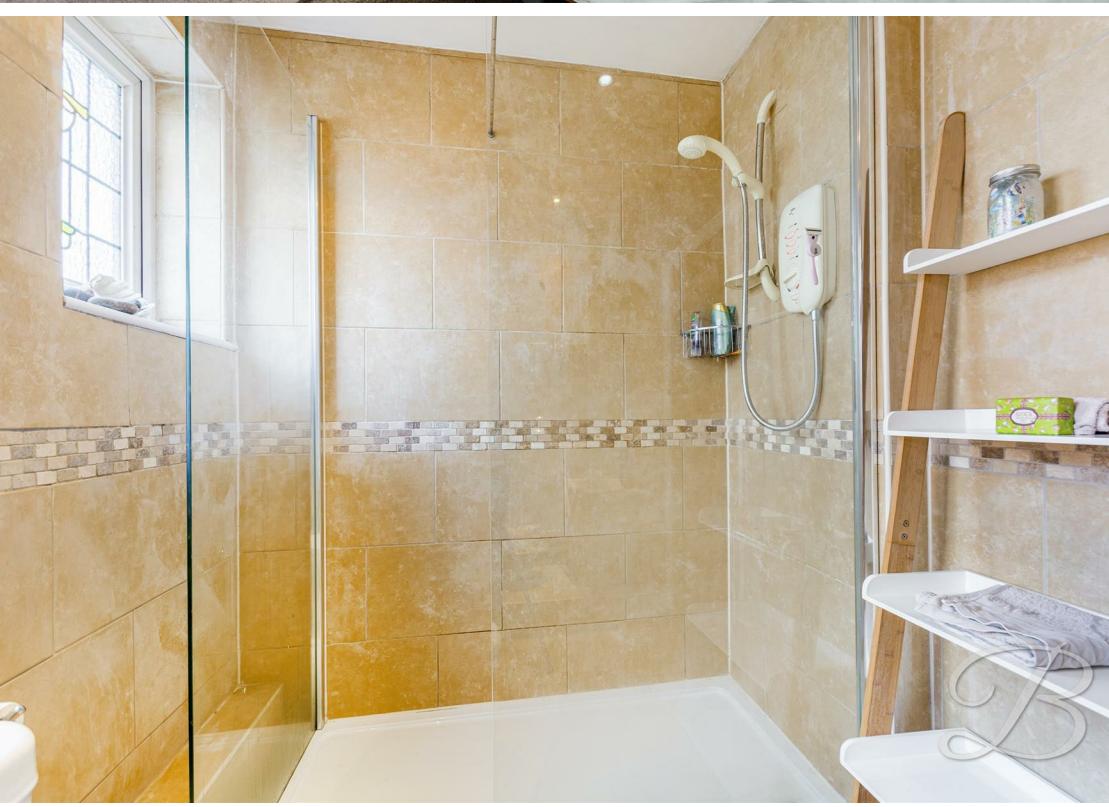
Three piece suite with walk in shower, low flush WC and a hand wash basin.

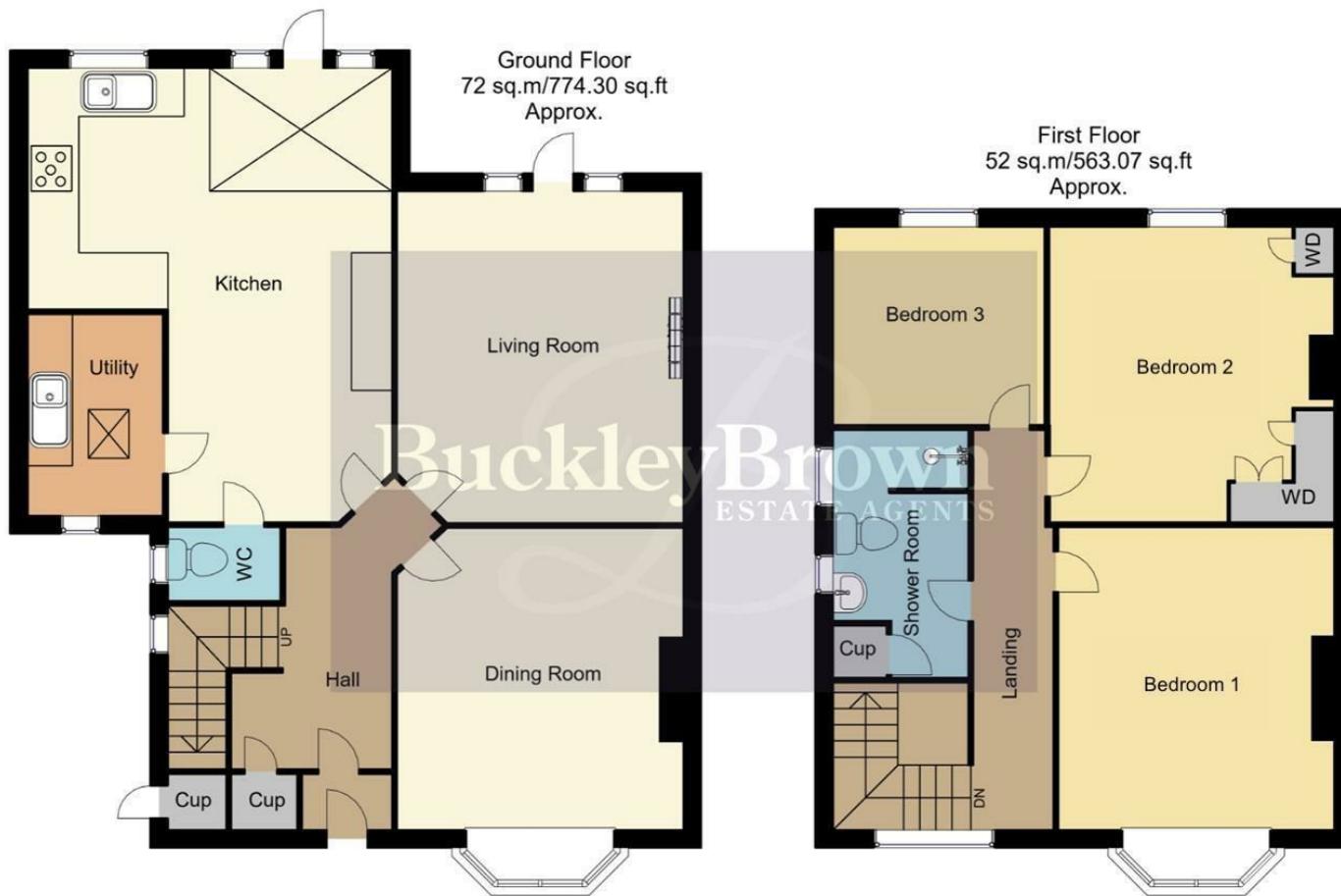
#### Garage/Workshop

Room for storage or vehicles.

#### Outside

Spacious driveway with room for multiple cars and a front lawn area. To the rear you will find a lawn area with a footpath running through the middle and a patio area perfect for alfresco dining.





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) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

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.

England & Wales

EU Directive 2002/91/EC

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