



Guide Price £240,000 Freehold

HOLMFIELD MAIN STREET | SHIREBROOK | MANSFIELD | NG20 8DL

**BuckleyBrown**  
ESTATE AGENTS

GUIDE PRICE £240,00-£250,000

**VERSATILE FAMILY HOME.** Nestled on the charming Main Street in Shirebrook, Mansfield, this delightful detached house, built in 1928, offers a perfect blend of character and modern living. The location is ideal for families and professionals alike, providing easy access to local amenities, schools, and transport links. The vibrant community of Shirebrook is known for its friendly atmosphere and picturesque surroundings, making it a wonderful place to call home. Let's take a look further...

Upon entering the property, you are greeted by two spacious reception rooms, both of which exude warmth and comfort. These versatile spaces can be tailored to suit your lifestyle, whether you envision a cosy sitting room for family gatherings or a formal dining area for entertaining guests. The dining room currently lends itself as a home study but has the potential to become a play room or fourth bedroom. The ground floor also features a well-appointed kitchen, which is perfect for culinary enthusiasts, allowing for seamless meal preparation and family interactions. Not to mention there is a handy pantry, housing the new combi boiler and cloakroom completing the ground floor.

Venturing upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The bedrooms are filled with natural light, creating a bright and airy atmosphere. The well-designed bathroom serves the upper floor, providing a functional three piece suite for daily routines and unwinding after a long day.

Outside, the property boasts ample parking and a garage to the front. The garden space offers a delightful area for outdoor activities, gardening, or simply enjoying the fresh air. This charming home combines the best of both worlds, with its classic design and modern conveniences, making it an excellent choice for those seeking a comfortable and inviting living space in Shirebrook.





#### Porch

The perfect place to kick off your shoes, the porch offers convenience for coats and shoes, comprising of surrounding windows and allowing access to the main entrance hall.

#### Entrance Hall

Storage cupboard located under the stairs and leading access to;

#### Cloakroom 3'9" x 6'5"

Downstairs cloakroom offering convenience for the ground floor, comprises of a low level WC, pedestal wash hand basin and a window to the rear elevation.

#### Living Room 9'10" x 18'10"

Spacious in size the living room offers carpeted flooring, central heating radiator, a feature fireplace and triple aspect windows to the front, side and rear.

#### Kitchen 11'7" x 10'5"

Complete with a range of matching cabinetry, inset sink with drainer and space for additional appliances. Ample room for desired furnishings. Dual aspect windows to the side and rear along with access to a handy pantry. External door fitted to the rear elevation.

#### Pantry

Excellent storage space with a window to the side. This room also houses a new boiler.

#### Dining Room 9'11" x 11'11"

Versatile reception room with carpeted flooring, a central heating radiator and triple aspect windows to the front and both sides. This room is currently utilised as a home study but could alternatively lend itself as whatever you desire whether that's another living space, dining area, play room or a fourth bedroom.

#### Landing

With a window to the front and further access into;



#### Bedroom One 9'10" x 13'10"

Carpeted flooring, central heating radiator and triple aspect windows to the front, side and rear.

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

Carpeted flooring, central heating radiator and triple aspect windows to the front and both sides.

#### Bedroom Three 13'7" x 6'5"

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

#### Bathroom 5'10" x 6'5"

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

#### Outside

An attractive detached property set in an elevated position with mature front gardens. The front of the property benefits from a generous driveway, a single garage and steps leading up into;

to the front door. The rear/side of the property boasts a large private, enclosed garden featuring a lawned area and patio space ideal for outdoor seating and entertaining. Bordered by mature planting and fencing/stone walls.



Ground Floor  
61sq.m/652.00sq.ft  
Approx



First Floor  
46sq.m/498.28sq.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 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. Specially 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) <b>A</b>			<b>86</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>63</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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