



Offers Over £240,000 Freehold

52 LEEMING LANE NORTH | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9EP

**BuckleyBrown**  
ESTATE AGENTS

**TWO-BEDROOM DETACHED BUNGALOW WITH SUNROOM AND GARAGE...** This delightful detached bungalow is located on Leeming Lane North in the charming area of Mansfield Woodhouse. This property exudes character and offers a wonderful opportunity for comfortable living. Let's take a look inside...

Upon entering, you are welcomed into a hallway that provides access to the principal rooms of the home. From here, you step into the spacious living room, which offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The kitchen is also conveniently situated, featuring ample storage and workspace, making it ideal for everyday cooking. Adjacent to the kitchen, the sunroom fills with natural light, creating a pleasant space to enjoy your morning coffee or unwind with family.

The bungalow boasts two well-proportioned bedrooms, each offering a peaceful retreat for rest and relaxation. The bathroom is thoughtfully designed, providing all the necessary amenities for your daily routines.

Outside, the property features a low-maintenance gardens to the front and rear. To the rear is a landscaped garden with raised borders and woodgrain effect paving, to the front there is a large artificial lawn, with twin driveways and decorative border. The property has a garage, with an electric door and the benefit of power and lighting. You will also find the added benefit of privacy and security, as the bungalow benefits from wrought iron gates. This property offers ample opportunity and potential for extension\* with it being sat on a generous plot and private setting, all while being close to local amenities, shops and transport links, including bus routes!

This property offers a tranquil escape from the hustle and bustle of daily life and is a wonderful opportunity, combining comfort, character and a desirable location.

\*subject to planning consent and building regulations.





#### Hall

Carpeted hallway with central heating radiator leading to;

#### Living Room 12'1" x 10'9"

Spacious living room with carpeted flooring, central heating radiators, a feature fireplace and a bay window to the front elevation.

#### Kitchen 12'1" x 11'1"

Kitchen featuring tiled flooring and a tiled splashback, matching wall and base units, and ample worktop space. Integrated appliances include an oven and electric hob with extractor, along with a Belfast sink, central heating radiator and a window to the side elevation.



#### Sun Room 10'0" x 9'2"

Ideal as an additional sitting room, this space features carpeted flooring, central heating radiators, surrounding windows, patio doors leading to the garden along with an insulated roof.

#### Bedroom One 9'9" x 10'7"

Spacious bedroom featuring carpeted flooring, built-in wardrobes and cupboards, central heating radiator and a window to the front elevation.

#### Bedroom Two 9'10" x 11'2"

Spacious bedroom with carpeted flooring, central heating radiator and patio doors leading to the rear garden.

#### Bathroom 6'1" x 6'2"

Three piece suite with bath and shower over, hand wash basin and low flush WC.

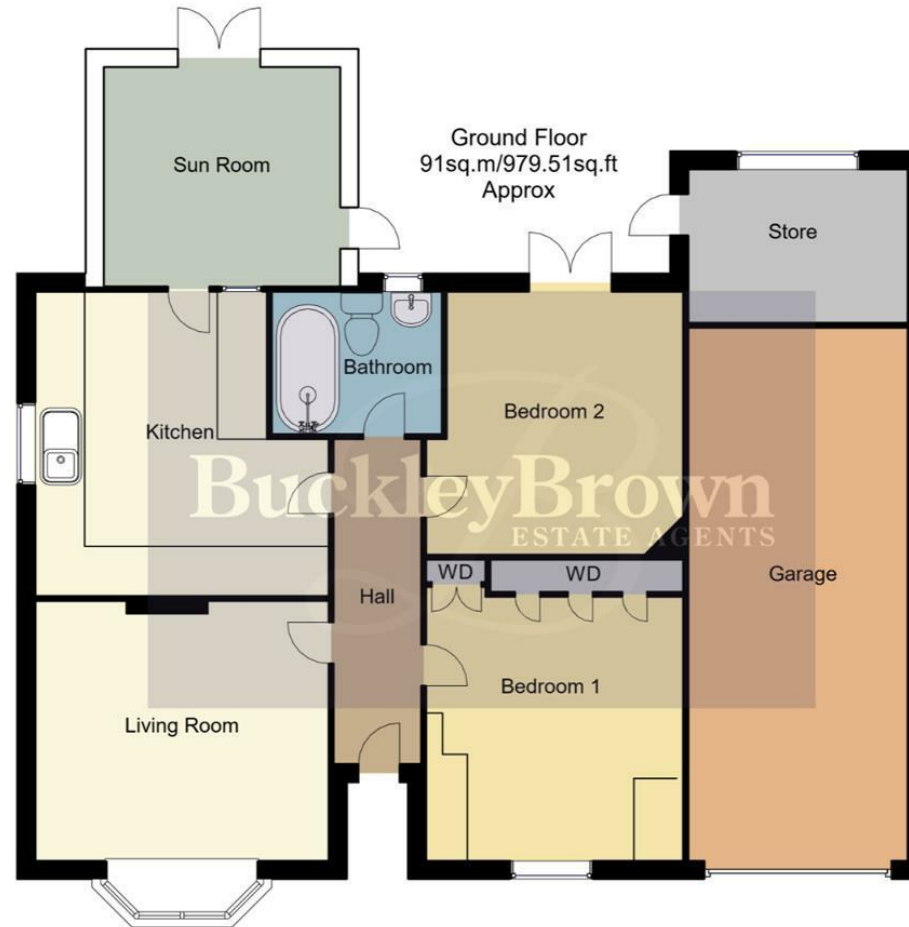
#### Garage

Garage with electric door, power and lighting, providing space for a vehicle or additional storage.

#### Outside

To the front elevation, there is an artificial lawn with two driveways and a garage providing space for up to six cars. To the rear, a large garden area comprises blue slate and patio, providing a low-maintenance outdoor space.





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. 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) A			
(81-91) B			
(69-80) C		70	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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