



Guide Price £260,000 Freehold

202 EAKRING ROAD | | MANSFIELD | NG18 3EZ

**BuckleyBrown**  
ESTATE AGENTS

**\*\*GUIDE PRICE £260,000-£265,000\*\***

### MODERN LIVING AT ITS BEST!

We are thrilled to present this delightful detached bungalow on Eakring Road, Mansfield. Nestled in the heart of Mansfield, this property offers a perfect blend of convenience and tranquility, with easy access to local amenities, schools, and transport links. Whether you're a family or a professional seeking a peaceful retreat without compromising on accessibility, this home is an ideal choice. Let's step inside...

Upon entering the inviting hallway, you'll immediately appreciate the sense of space this home provides. The living room exudes elegance, featuring a stunning feature fireplace that serves as a striking focal point, creating a warm and welcoming atmosphere. The spacious kitchen-diner boasts a range of stylish cabinetry, complemented by ample work surfaces and plenty of room for a dining table—perfect for family meals and entertaining. Additionally, the kitchen provides access to a convenient utility room, adding further practicality.

The second reception room is equally impressive, offering views of the rear garden through patio doors that open out onto the outdoor space—ideal for enjoying the garden or entertaining guests. The master bedroom, located on the ground floor, features a charming bay window and built-in wardrobes, offering both comfort and style. A well-maintained family bathroom completes the ground-floor layout, ensuring convenience and comfort for all residents.

Upstairs, the first floor hosts two further bedrooms, each with Velux windows, providing plenty of natural light and flexible space that can be adapted to suit your needs—whether for home offices, additional bedrooms, or hobby rooms.

One of the standout features of this lovely home is the private off-road parking, with space for multiple vehicles. To the rear the private garden provides ample dedicated seating areas with a well-maintained lawn to enjoy in the warmer months!





#### Entrance Hallway

With access to;

#### Living Room 11'1" x 13'8"

Fitted with a feature fireplace and a bay window to the front elevation.

#### Kitchen/Dining Room 9'9" x 18'2"

Open plan space complete with a range of matching cabinets, inset sink and drainer, integrated appliances, splashback tiles and a window to the rear elevation. Access to a handy utility room.

#### Utility

Ample storage space with access to a bathroom and a window to the side elevation.

#### Bathroom 6'6" x 8'2"

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

#### Living Room 11'10" x 12'5"

Light and airy room with ample space to add your own furnishings fitted with a skylight and patio doors to the rear.

#### Bedroom One 10'11" x 12'5"

With carpeted flooring, central heating radiator and a bay windows

#### First Floor Landing

With a window to the rear and further access to;



#### Bedroom Two 11'1" x 11'6"

With carpeted flooring, central heating radiator, window to the rear along with a velux window.

#### Bedroom Three 7'3" x 9'10"

With carpeted flooring, central heating radiator, window to the rear along with a velux window.

#### Outside

Stunning entrance to the property with a private paved driveway and steps leading up to the front of the property. To the rear you will find a well established garden both lawn and decked areas along with a pergola and fence surround.





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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		55	
(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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