



175 Ladybrook Lane, Mansfield  
£145,000

 **NEWTON FALLOWELL**

## 175 Ladybrook Lane

Mansfield


MAKE THIS YOUR OWN! Welcome to this inviting three bedroom semi detached house, perfect for families or first-time buyers- NO UPWARD CHAIN. The property offers a spacious lounge, separate dining room with access onto the rear garden, kitchen and a handy attached outbuilding featuring a downstairs toilet, a separate store room, and a utility space (three in total, ideal for extra storage or laundry needs). First floor: Landing, three spacious bedrooms and family bathroom (combination boiler is positioned in bedroom three). Externally: Gated driveway, low maintenance front garden and a rear garden which is fully enclosed. PRICED TO SELL, Call to view.

Council Tax band: A

Tenure: Freehold

- Three bedroom semi detached with gated driveway
- Attached outbuilding has a downstairs toilet, separate store room and utility space
- Separate lounge and dining room
- Low maintenance frontage and rear enclosed garden
- GCH system
- NO UPWARD CHAIN



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**Hallway**

**Lounge**

14' 1" x 10' 1" (4.28m x 3.08m)

**Dining Room**

11' 9" x 10' 4" (3.59m x 3.14m)

**Kitchen**

9' 11" x 10' 2" (3.03m x 3.10m)

**Bathroom**

6' 8" x 5' 5" (2.02m x 1.66m)

**Bedroom One**

14' 1" x 8' 10" (4.29m x 2.70m)

**Bedroom Two**

14' 1" x 10' 0" (4.30m x 3.06m)

**Bedroom Three**

10' 1" x 7' 0" (3.07m x 2.13m)









## Newton Fallowell Mansfield

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