



Guide Price £285,000 Freehold

186 LEEMING LANE NORTH | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9EX

BuckleyBrown
ESTATE AGENTS

**** GUIDE PRICE £285,000 - £295,000 ** CONTEMPORARY FAMILY HOME.**

Nestled in the charming area of Leeming Lane North, Mansfield Woodhouse, this delightful semi-detached house offers a perfect blend of comfort and convenience. The location is ideal for families, with local amenities, schools, and parks just a stone's throw away, making it a wonderful place to call home.

Upon entering the property, you are greeted by two spacious living rooms that provide both ample space for relaxation and entertaining, complemented by bay windows. The inviting atmosphere is perfect for family gatherings or quiet evenings in. The ground floor also features an open plan kitchen/dining room, which is both functional and welcoming, allowing for easy meal preparation and family dining. Fitted with french doors opening seamlessly to the rear garden. Finally, the ground floor boasts a convenient utility room and downstairs wc.

Venturing upstairs, you will find four generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The layout is thoughtfully designed to accommodate family living, with plenty of natural light flowing through the windows, creating a warm and inviting ambiance. The shared bathroom is conveniently located just off the landing, ensuring ease of access for all family members.

Outside, the property boasts a lovely garden that provides a perfect space for children to play or for adults to unwind in the fresh air. The semi-detached nature of the house allows for a sense of privacy while still being part of a friendly neighbourhood. This wonderful family home combines character with modern living, making it an excellent choice for those seeking a comfortable and inviting space in Mansfield Woodhouse.

Call now to arrange a viewing!





Porch
Surrounding windows and access into;

Living Room 12'5" x 18'4"
Spacious reception room with carpeted flooring, central heating radiator, feature fireplace and a bay window to the front elevation.

Living Room 9'11" x 13'6"
Wooden flooring, central heating radiator, feature fireplace and a bay window to the front. Access leading into the kitchen/dining room.

Kitchen/Dining Room 13'10" x 8'4"
Complete with a range of matching cabinets, worktops over, inset sink with drainer and ample space for your desired furnishings. Further fitted with french doors opening to the rear elevation.

Utility 8'0" x 9'2"
Complete with storage cabinets, worktops over and further space and plumbing for additional appliances. Window and an external door to the rear elevation.

WC 2'10" x 5'6"
Fitted with a low flush WC and a window to the rear elevation.

Landing
With leading access into;

Bedroom One 13'11" x 10'4"
Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Two 8'0" x 14'2"
Carpeted flooring, central heating radiator and a window to the rear elevation.

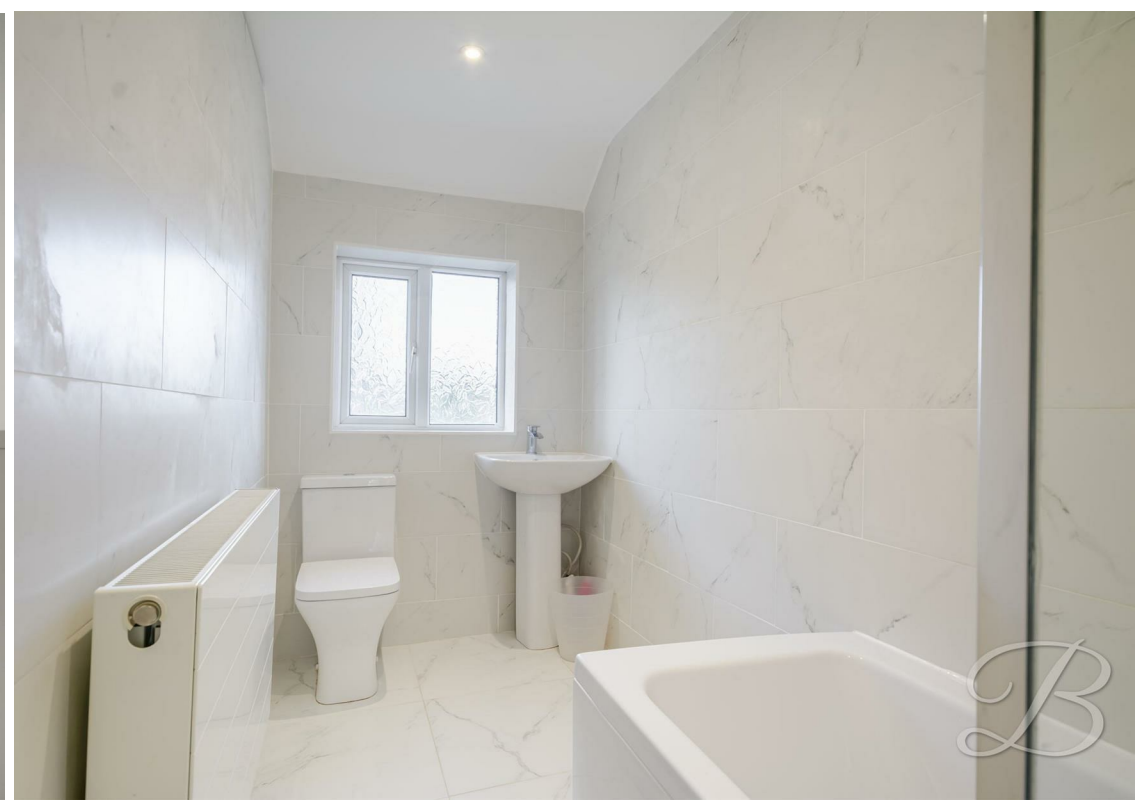


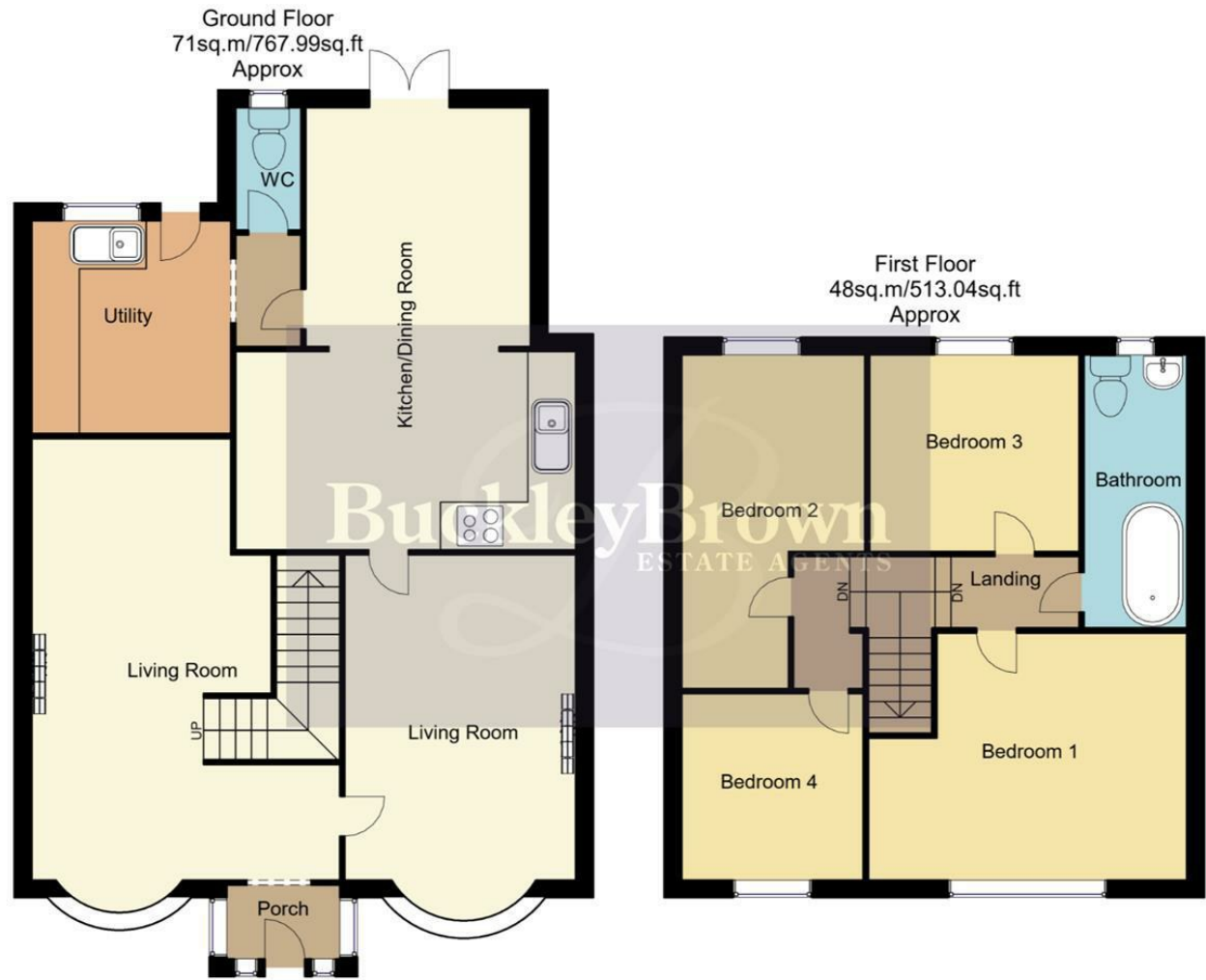
Bedroom Three 8'9" x 8'6"
Carpeted flooring, central heating radiator and a window to the rear elevation.

Bedroom Four 7'11" x 8'1"
Carpeted flooring, central heating radiator and a window to the front elevation.

Bathroom 4'8" x 11'8"
Neutral 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
Expansive frontage with a large private driveway whilst the rear garden benefits from a lawn, decorative plants 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 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 | | 70 | 76 |
| (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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