



£145,000 Freehold

58 HIBBERT ROAD | | MANSFIELD | NG18 2LY

BuckleyBrown
ESTATE AGENTS

NOT TO BE MISSED... This three bedroom semi detached home is situated in the highly convenient part of Mansfield, with close proximity to the town centre, shops, parks and transport links. With its spacious layout and thoughtful decor, you'll be ready to move straight in! We can't wait to show you around!

Upon entry, you will be welcomed into the hallway which leads nicely into the living room. This space is fantastic and benefits from a warm and welcoming atmosphere, you will love spending time with family in here. Step across the hall and into the light and airy kitchen which comes complete with a range of modern units and cabinets where you can enjoy cooking up family meals. Completing the floor is the contemporary bathroom which features beautiful tiling along with a fitted bath with overhead waterfall shower, low flush WC and wash basin with storage, what's not to love?!

Impressed with everything you've seen so far? We're not done yet! Step upstairs where you'll find three well-presented bedrooms, all of which have been kept to a high standard and are all of a great size. The second bedroom even benefits from fitted wardrobes for added convenience. You can really utilise these spaces to make them your own!

Outside complements the house beautifully, with a superb, enclosed garden to the rear which features a patio, lawn and decking, providing the perfect spot for setting up your own seating area. There is also a spacious store which is a great, convenient addition to the property.

Does this sound like your next home? Don't delay! Call our friendly team today and book in a viewing!





Entrance Hallway
Allowing access into:

Living Room

With laminate flooring, central heating radiator and windows to the front and rear elevation.

Kitchen/Diner 10'9" x 9'6"

Complete with a range of matching, modern units and cabinets with work surface over, inset sink and drainer, integrated oven, gas hob, stainless steel extractor fan, space and plumbing for a washing machine, central heating radiator, window to the rear elevation and a door leading out to the rear garden.

Family Bathroom

Complete with a fitted bath with overhead

waterfall shower, low flush WC, hand wash basin with storage, central heating radiator and opaque window to the front elevation.

Bedroom One 16'11" x 9'3"

With laminate flooring, central heating radiator and windows to the front and rear elevation.

Bedroom Two 8'9" x 13'3"

With laminate flooring, fitted wardrobes, central heating radiator and window to the front elevation.

Bedroom Three 7'10" x 8'2"

With laminate flooring, central heating radiator and window to the rear elevation.

Outside

Featuring a beautiful garden to the rear

with lawn, patio and decking, perfect to use as a seating area. There is also a spacious store and fence surround, adding a degree of privacy.





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 rooms 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 a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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			87
(81-91) B			
(69-80) C			
(55-68) D		60	
(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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