



Offers In The Region Of £180,000 Freehold

15 FAIRHOLME DRIVE | | MANSFIELD | NG19 6DN



OPPORTUNITY NOT TO BE MISSED. Positioned within a quiet and well-established residential area on Fairholme Drive, Mansfield, this detached home offers a peaceful setting while remaining close to local amenities and transport links, ideal for families or those looking to enjoy a more tranquil lifestyle.

Upon entering, you are welcomed into a spacious reception room featuring a bay window to the front, allowing an abundance of natural light to fill the space. Warm and inviting, this room offers plenty of scope to create a comfortable and stylish living area suited to modern family life. The kitchen is functional and well laid out, presenting an exciting opportunity for updating and personalisation to suit your taste and requirements. The ground floor also benefits from the added convenience of an external WC.

To the first floor, the property offers three generously sized bedrooms, all providing excellent potential and flexibility for growing families, guests, or home working. A three-piece family bathroom completes the upstairs accommodation.

Externally, there is a modest garden space, perfect for relaxing outdoors or for those with a passion for gardening. With updating and modernisation, this property offers fantastic potential to create a wonderful long-term family home.

Arrange your viewing today!





Porch
Windows to the rear and access through to the main hall.

Hall
Windows to the front, side and access into;

Living Room 11'7" x 12'10"
Carpeted flooring, central heating radiator, feature fireplace and a bay window to the front elevation.

Kitchen 11'7" x 9'1"
Complete with a range of fitted cabinets, inset sink with drainer along with further space for additional appliances. Window to the rear along with a rear porch.

Rear Porch
Surrounding windows and access to the rear garden.

WC 2'10" x 4'6"
External access fitted with a low flush WC and a window to the side elevation.

Landing
Window to the side and leading access into;

Bedroom One 10'6" x 12'2"
Central heating radiator and a window to the front elevation.

Bedroom Two 10'6" x 10'0"
Central heating radiator and a window to the rear elevation.

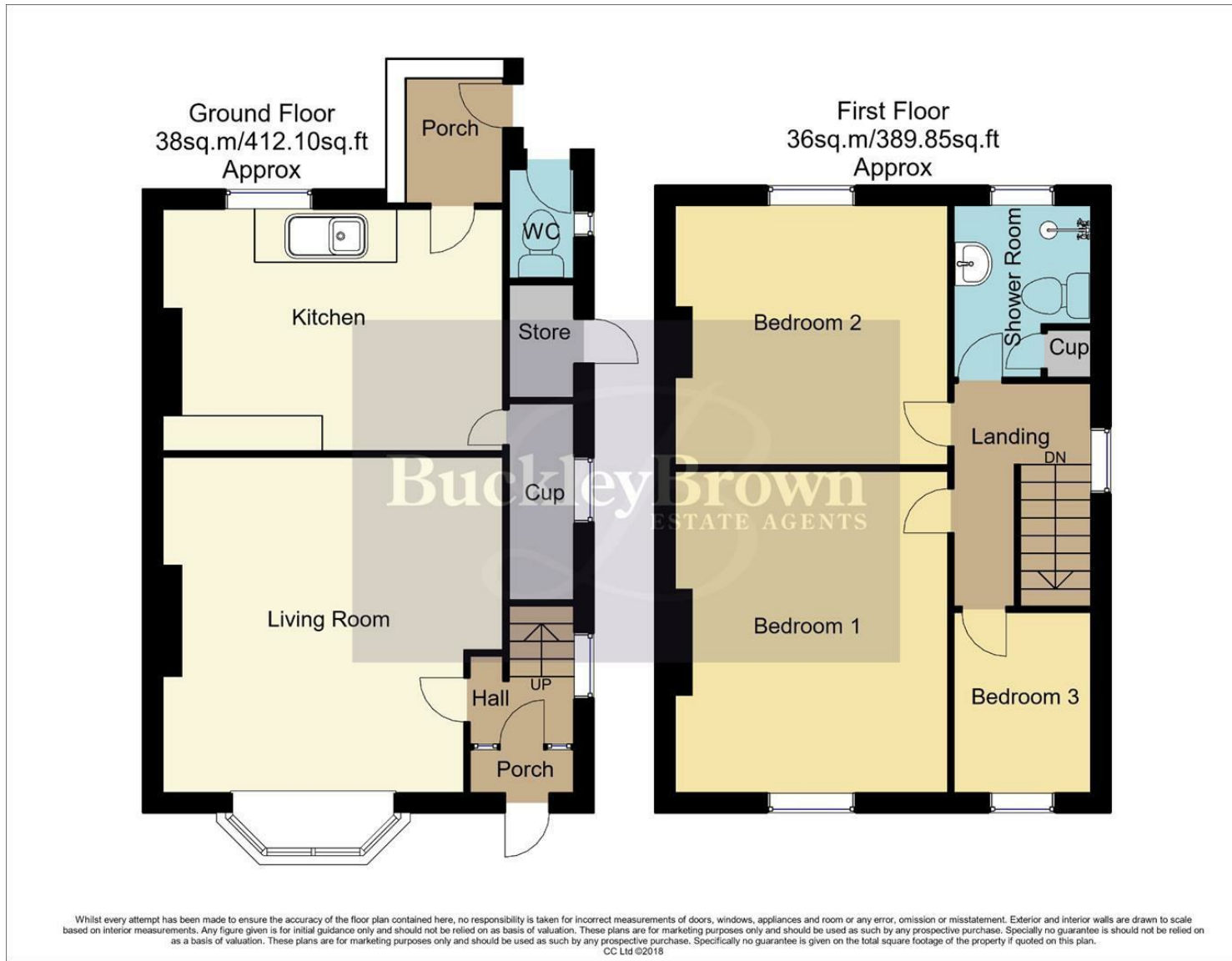
Bedroom Three 5'6" x 7'1"
Central heating radiator and a window to the front elevation.



Shower Room 5'6" x 6'9"
Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the front elevation.

Outside
Low maintenance frontage with a private driveway and car port. The rear garden hosts an expansive enclosed lawn, patio area and fence surround.





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			
(55-68) D		65	73
(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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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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