



Offers Over £150,000 Freehold

216 EGMANTON ROAD | MEDEN VALE | MANSFIELD | NG20 9QB

**BuckleyBrown**  
ESTATE AGENTS

## MOVE IN READY!...

Welcome to this beautifully refurbished three-bedroom semi-detached home which offers an abundance of room for family life, all wrapped up in a fresh, neutral finish that's ready for you to move straight in and make your own.

From the moment you step inside the welcoming entrance hallway, you'll feel the sense of space and light that flows throughout the home. The lounge is bright and airy, finished in calming neutral tones and the perfect spot to relax after a long day. At the heart of the home is the generously sized kitchen/diner, featuring a smart range of matching wall and base units. There's plenty of space for a dining table and chairs—making it the ideal setting for everything from casual family meals to weekend entertaining. The newly fitted carpets and décor throughout make this home feel brand new, yet it still offers the opportunity to add your own personal touches.

Upstairs, you'll find three well-proportioned bedrooms, each offering comfort and flexibility—ideal for growing families or those needing a home office. The family bathroom is modern and stylish, fitted with a clean white suite, and there's also a separate WC for added convenience.

Outside, the home continues to impress. To the front is a hard-standing area providing the potential for ample off-street parking. The enclosed rear garden features a paved patio—perfect for outdoor dining—and a lawned area ideal for children or pets. A brick-built outbuilding adds useful extra storage.

Located just moments from local shops, schools, and transport links, this home offers not just a place to live, but a lifestyle of ease, comfort, and connection.

Call today to arrange a viewing!!!





#### Entrance Hall

With a central heating radiator and stairs rising to the first floor.

#### Lounge 14'6" x 11'0"

With a window to the front elevation and a central heating radiator.

#### Kitchen/Diner 20'11" x 8'5"

Fitted with a matching range of wall and base units with sink and drainer set into work surface. There is space and plumbing for a washing machine, and further space for a fridge/freezer. With a window to the rear elevation, central heating radiator and door which provides access onto the rear garden for convenience.

#### Landing

Doors provide access into;

#### Bedroom One 12'6" x 10'0"

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

#### Bedroom Two 10'11" x 9'11"

With carpeted flooring, a window to the front elevation and a central heating radiator.

#### Bedroom Three 10'9" x 6'11"

With carpeted flooring, a window to the front elevation and a central heating radiator.

#### Bathroom 5'3" x 5'8"

Fitted with a panelled bath and pedestal wash hand basin. With an opaque window to the rear elevation.



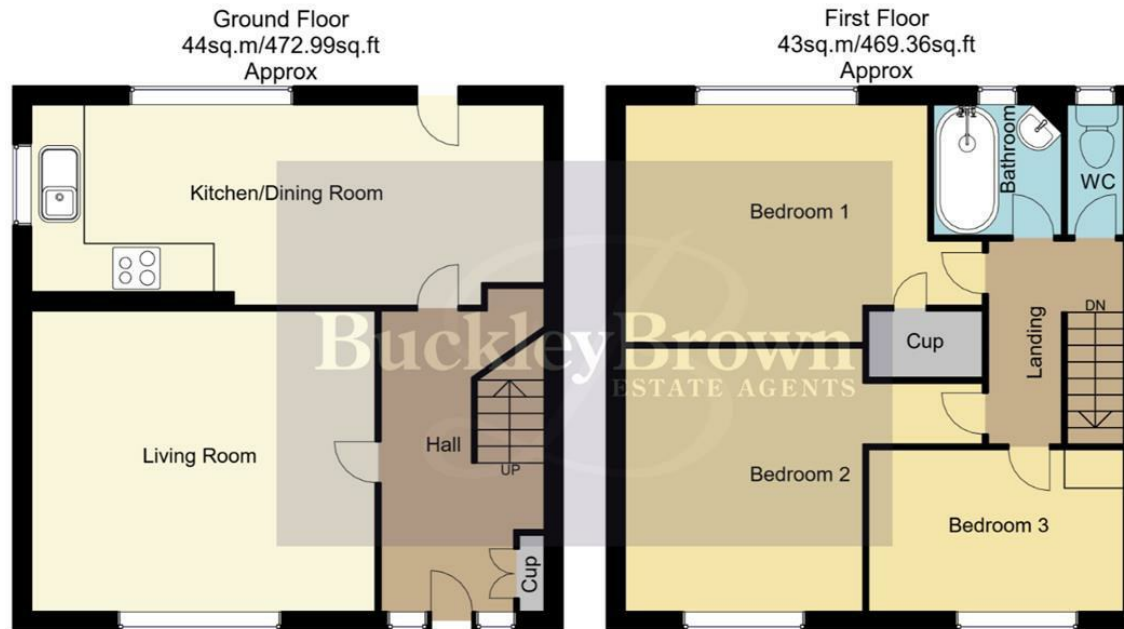
#### Separate WC 2'8" x 5'8"

With a low level WC, central heating radiator and opaque window to the rear elevation.

#### Outside

To the front there is a hard standing area to the front elevation, offering the potential for ample off-street parking. There is also an enclosed rear garden, featuring a patio area with the rest being mainly laid to lawn. In addition, there is a useful brick built store.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			85
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		71	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MANSFIELD  
NOTTINGHAMSHIRE  
NG20 9QB



## 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](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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