



Offers Over £198,000 Freehold

10 BARN CROFT | MANSFIELD | NG18 3HE

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ESTATE AGENTS

EXCEPTIONAL LIVING AT IT'S FINEST!... Offered to the market is this beautifully presented home, finished to an impeccable standard and truly turn-key ready. Boasting stylish open-plan living and modern fixtures throughout, this property offers the perfect blend of comfort and contemporary design.

The modern kitchen is superbly appointed with a range of integrated appliances, including an oven, hob, microwave and more. A convenient breakfast bar enhances the space, which flows seamlessly into the living area—creating an ideal setting for both everyday living and entertaining.

The living room is bright and airy, featuring patio doors that open out onto the rear garden, allowing natural light to flood the space and providing easy access to outdoor living.

Upstairs, there are three generously sized bedrooms, all tastefully decorated in a neutral palette, ready for new owners to make their own. The principal bedroom benefits from its own en-suite facilities. Completing the first floor is a stylish family bathroom, featuring a stunning freestanding bath.

Externally, the property continues to impress. To the front, a block-paved driveway provides off-street parking. To the rear, a beautifully landscaped garden has been thoughtfully designed to a high standard, offering the perfect space for relaxing or socialising with family and friends during the warmer months.

This exceptional home is not to be missed—arrange your viewing today.





#### Kitchen 6'2" x 14'1"

Complete with a range of modern matching wall and base units with complimentary work surface over, inset sink and drainer with mixer tap, Integrated appliances such as oven, hob, extractor hood and microwave. There is a breakfast bar, window to front elevation and central heating radiator.

#### Living Room 13'6" x 12'7"

Having patio doors leading out to the rear garden, central heating radiator and access to a storage cupboard.

#### WC 3'1" x 6'11"

Complete with a low flush WC and hand wash basin.

#### First Floor Landing

Giving access too;

#### Bedroom One 8'5" x 9'4"

Complete with carpet flooring, window to front elevation, central heating radiator and access to its very own ensuite facilities.

#### En Suite 7'0" x 7'6"

Complete with a three piece suite including a low flush WC, hand wash basin and shower cubicle.

#### Bedroom Two 7'0" x 10'6"

Complete with laminate flooring, window to rear elevation and central heating radiator.

#### Bedroom Three 6'3" x 7'4"

Complete with laminate flooring, window to rear elevation and central heating radiator.

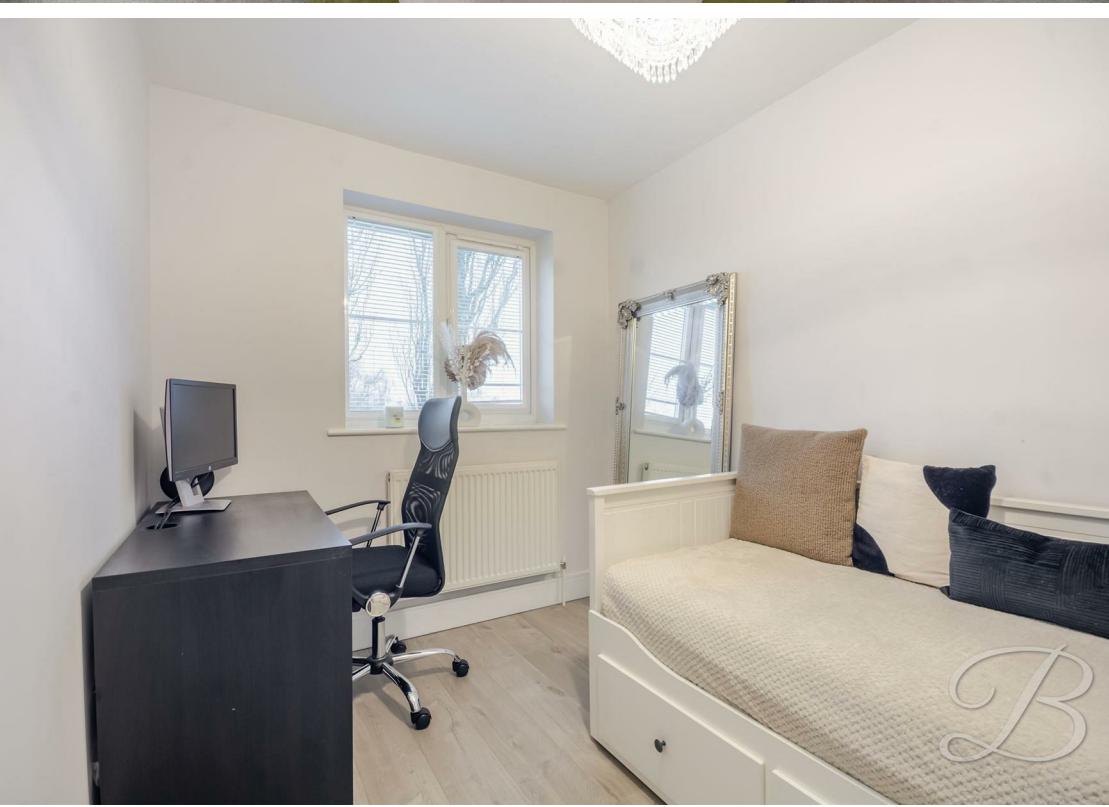


#### Bathroom 7'4" x 6'0"

Complete with a three piece suite comprising of a free standing bath, hand wash basin and low flush wc. The room benefits from having full tiled walls and floors, heated towel rail and window to side elevation.

#### Outside

To the front of the property there is a block paved drive way providing off street parking. To the rear there is a beautifully landscaped garden that has been designed for socialising and enjoying the warmer months.





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. 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) A		88
(81-80) B		
(69-80) C	75	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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MANSFIELD  
NG18 3HE



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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