



Offers Over £175,000 Freehold

17 SANDY GROVE | | MANSFIELD | NG18 2FG

**BuckleyBrown**  
ESTATE AGENTS

**SITTING PRETTY!...** Located just a stone's throw from Mansfield town centre, this beautifully presented two-bedroom semi-detached house offers modern living in a convenient and desirable setting. Built in 2022, the property boasts contemporary fixtures and fittings throughout and is ideally positioned within easy reach of local amenities, green spaces, and public transport links.

The ground floor welcomes you with a spacious and light-filled living room, complete with staircase to the first floor. The modern kitchen is fitted with a stylish range of wall and base units and offers ample space for dining. French patio doors open out to the rear garden, creating a perfect indoor-outdoor flow. A useful downstairs WC completes the ground floor.

Upstairs, you'll find two well-proportioned double bedrooms, both featuring fitted wardrobes, and a family bathroom with a white three-piece suite.

Externally, the property benefits from off-street parking for two cars to the front, and a delightful rear garden, mainly laid to lawn, perfect for relaxing or entertaining.

Whether you're a first-time buyer, looking to downsize or an investor, this is a fantastic opportunity to own a low-maintenance, move-in-ready home in a sought-after location. Early viewing is highly recommended.

Call today to view!





#### Lounge 13'4" x 12'2"

With a window to the front elevation, stairs rising to the first floor and a central heating radiator.

#### Kitchen/Diner 12'2" x 10'0"

The kitchen is fitted with an attractive range of wall and base units with sink and drainer set into work surface. Integrated appliances include an electric oven and gas hob with an extractor fan over. There is space and plumbing for a washing machine, dishwasher and further space for a fridge/freezer. In addition there is a designated dining space, creating a perfect setting for social gatherings or family meals. With a central heating radiator and doors which provide access onto the rear garden for convenience.

#### Inner Hall

With storage space which currently lends itself as a handy pantry, fitted with wooden racks for added convenience.

#### Ground Floor WC 4'5" x 3'9"

Fitted with a low level WC and pedestal hand wash basin. With a central heating radiator.

#### Landing

With access into;

#### Bedroom One 12'2" x 10'0"

With a window to the rear elevation, fitted wardrobes and a central heating radiator.

#### Bedroom Two 12'2" x 10'5"

With a window to the front elevation, fitted wardrobes and a central heating radiator. Storage space with fitted wooden racks.



#### Bathroom 5'0" x 6'0"

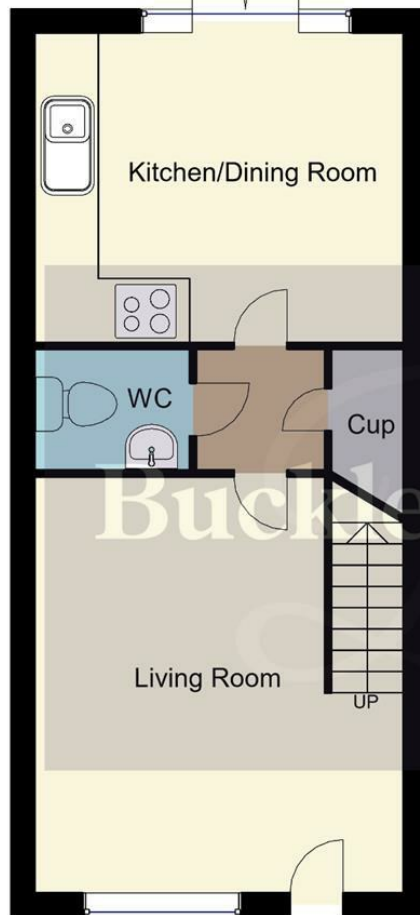
Fitted with a three-piece suite in white comprising low level WC, pedestal hand wash basin and a panelled bath with shower over.

#### Outside

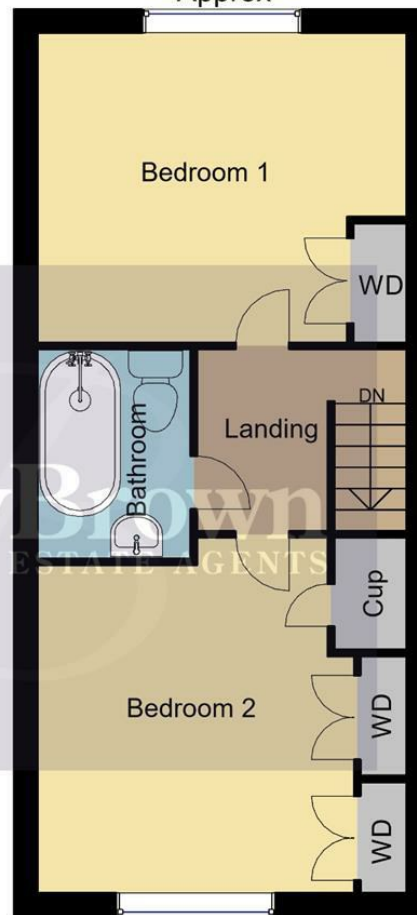
The property benefits from off-street parking to the front for two cars, and a delightful rear garden, mainly laid to lawn, perfect for relaxing or entertaining.



Ground Floor  
33sq.m/358.58sq.ft  
Approx



First Floor  
33sq.m/558.58sq.ft  
Approx



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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**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) <b>A</b>			<b>97</b>
(81-91) <b>B</b>		<b>83</b>	
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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  
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