



Offers Over £190,000 Freehold

12 LAXTON DRIVE | MEDEN VALE | MANSFIELD | NG20 9QL

**BuckleyBrown**  
ESTATE AGENTS

## MOVE IN READY!...

We are delighted to present to you this beautifully presented three-bedroom semi-detached home, ideally located in the highly sought-after area of Medan Vale, within easy reach of excellent local amenities, schools, shops, and transport links. Offering a neutral décor throughout and ready for you to move straight in, this property perfectly combines modern comfort with functional family living.

Upon entering the property, you are greeted by a welcoming entrance hallway that leads into a spacious kitchen and dining area, designed for both everyday living and entertaining. The kitchen offers ample storage and workspace, with double doors opening out to the rear garden, creating a bright and airy space ideal for family meals or hosting guests. A convenient ground-floor shower room adds practicality to this well-thought-out layout. The living room is warm and inviting, offering a relaxing setting for family time or quiet evenings in, with plenty of natural light enhancing the neutral tones.

Upstairs, the home features three well-proportioned bedrooms. The master bedroom benefits from fitted wardrobes, providing excellent storage. The modern family bathroom completes the upper floor, featuring contemporary fittings and a clean, stylish design.

Outside, the property continues to impress. The front garden offers a neatly laid lawn, surrounded by established shrubs and a pathway leading to the front door, creating an attractive and welcoming entrance. To the rear, a private enclosed garden provides the perfect outdoor retreat, featuring a laid lawn, pebbled seating area, and mature shrubs and fencing — ideal for relaxing, gardening, or entertaining outdoors.

Call today to arrange a viewing!!!





#### Entrance Hall

Surrounding doors provide access into;

#### Kitchen 15'11" x 8'5"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven and an electric hob with a hood over. With ample space for your dining furniture, double doors opening onto the rear garden and a window to the side elevation. With access into the pantry and the hall.

#### Pantry 2'11" x 3'5"

With ample storage space.

#### Hall

With a door to the rear elevation and access into the shower room.

#### Shower Room 4'6" x 6'0"

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

#### Living Room 14'5" x 10'10"

With laminate flooring and a window to the front elevation.

#### Landing

With access into;

#### Bedroom One 12'5" x 8'7"

With carpeted flooring, fitted wardrobes and a window to the rear elevation.

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

With carpeted flooring and a window to the front elevation.



#### Bedroom Three 10'8" x 7'0"

With carpeted flooring and a window to the front elevation.

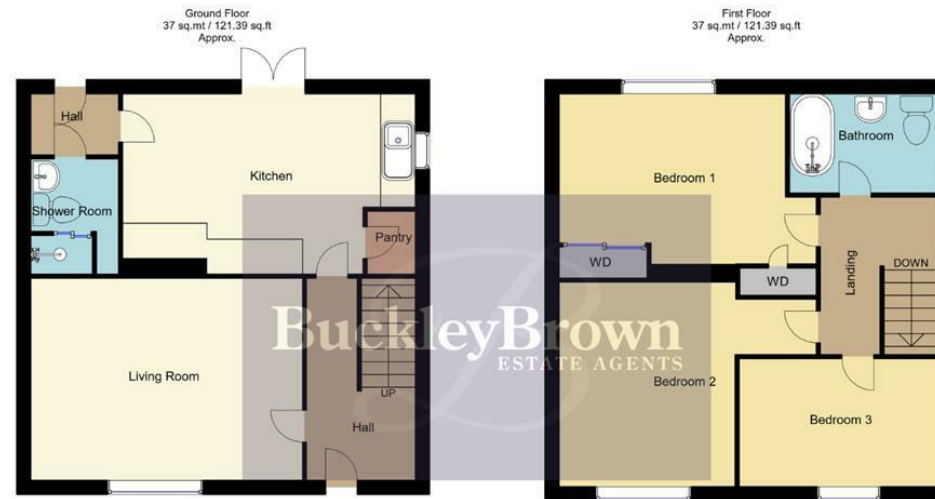
#### Bathroom 8'1" x 5'6"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the side elevation.

#### Outside

The front of the property offers a laid lawn, surrounding shrubs and a pathway to the front door. The rear garden offers a laid lawn, pebbled area and surrounding fencing and shrubs.





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>86</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>71</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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