



Offers In The Region Of £375,000 Freehold

17 LEEMING LANE SOUTH | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9AH

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ESTATE AGENTS

AN ADDRESS SET TO IMPRESS... Located on Leeming Lane South, this stunning four bedroom detached house will wow you as soon as you step inside. Oozing modern day living, space in abundance and an inviting atmosphere, this home is not one to be missed.

With entry via the entrance hallway, allowing access into the games room initially, this is the perfect setting to entertain friends or host family parties. Through into the gorgeous open plan kitchen/diner, this truly is the heart of the home, with modern touches throughout, it is the perfect place to enjoy creating delicious meals and spending time with family. Into the spacious living area, you'll be sure to enjoy unwinding and relaxing here after a long day at work. The final reception room offers a flexible space, whether that be a home office or play room, you can style it to suit your families needs. To complete this floor is a handy WC.

Heading to the first floor, you will find three bedrooms, all with ample space and opportunity to make your own. The modern a modern family bathroom completes this floor.

Up to the second floor, the master bedroom oozes luxury from the moment you enter, complete with its own dressing area and en-suite, allowing you to have your own private retreat away from busy everyday life.

Outside continue to impress, as the rear garden has patio and lawned areas, along with separate decked areas. A brilliant space to entertain friends and family in the summer, or simply ideal for those that enjoy gardening. To the front is a driveway allowing for ample off street parking, along with a garage, perfect for all your storage needs.

With its excellent location, this property is close to local amenities, schools and transport links, ensuring that everything you need is within easy reach. Whether you are looking for a family home or a place to entertain guests, this home is sure to impress. Don't miss the opportunity to make this beautiful property your new home.

Call today to view!





Entrance Hallway

Allowing access into:

Games Room 12'6" x 12'11"

Large window to the front elevation creating ample natural light, central heating radiator to the front elevation.

Kitchen/Diner 25'9" x 12'4"

A luxurious open plan setting, with modern cabinetry and complimenting worktop over, complete with wall and base units along with drawers. Inset sink and drainer, double oven, hob, integrated appliances, along with space for further appliances. A sleek island is sat centrally within the kitchen and fitted with cupboards, allowing further storage, while velux windows flood the room with natural light. The dining area sits perfectly allowing for ample space for your dining furniture.

Lounge 15'5" x 12'0"

A bright and modern space with central heating radiator, velux windows, window to the rear elevation and doors allowing access to the rear garden.

Office 10'4" x 9'3"

A space that can be used flexibly to suit your families needs, window to the rear elevation.

Downstairs W/C 3'3" x 5'10"

Complete with low flush WC, vanity unit hand wash basin with further storage. Window to the front elevation.

First Floor

Bedroom Two 12'1" x 12'4"

Carpeted flooring, central heating radiator and window to the rear elevation.



Bedroom Three 12'1" x 10'11"

Carpeted flooring, central heating radiator and window to the front elevation.

Bedroom Four 6'10" x 7'7"

Carpeted flooring, central heating radiator and window to the front elevation.

Family Bathroom 6'10" x 9'4"

A modern bathroom with gorgeous finishing touches, low flush WC, vanity unit hand wash basin, shower and free standing bath. Frosted window to the side elevation.

Second Floor

Bedroom One 11'1" x 10'7"

Carpeted flooring, central heating radiator and window to the rear elevation. Access into its own dressing area and en-suite.

En-Suite 5'4" x 7'4"

Low flush WC, vanity unit hand wash basin and shower. Window to the rear elevation.

Dressing Area

Carpeted flooring and ample space for your furniture.

Outside

Enclosed rear garden complete with lawned, decked and patio areas, the perfect space for entertaining! The front of the property has a driveway for ample off street parking along with a garage.

Garage 15'1" x 24'9"

Perfect for further storage.





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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		72	77
EU Directive 2002/91/EC			



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