



Offers In The Region Of £350,000 Freehold

3 MANSFIELD ROAD | PAPPLEWICK | NOTTINGHAM | NG15 8FJ

**BuckleyBrown**  
ESTATE AGENTS

DECEPTIVELY SPACIOUS & FULL OF POTENTIAL... Situated on Mansfield Road in the picturesque village of Papplewick, this delightful property presents a unique opportunity for those with a vision. With its traditional character and spacious layout, this property is perfect for anyone looking to create their dream home in a tranquil setting. The surrounding countryside offers a peaceful retreat, while still being conveniently located for local amenities and transport links.

As you step inside, you are greeted by a welcoming entrance that leads to a variety of reception rooms, one of which is currently being used as a ground floor bedroom. This versatile space can easily be transformed back into a cosy sitting room or remain as a comfortable guest room, depending on your needs. The ground floor also features a kitchen, living room and dining room that, while in need of modernisation, holds the potential to become the heart of the home, perfect for family gatherings and entertaining.

Venturing upstairs, you will find four well-proportioned bedrooms, each offering ample space and natural light. The family bathroom, though requiring some updating, provides a functional area for relaxation. Additionally, the loft space boasts as potential rooms/storage allowing for endless possibilities to suit your lifestyle.

Outside, the property is surrounded by generous grounds that offer a blank canvas for gardening enthusiasts or those wishing to create outdoor entertaining spaces. The expansive garden provides a wonderful opportunity to enjoy the beauty of the countryside, with plenty of room for children to play or for you to cultivate your own vegetable patch. This farmhouse, with its potential for renovation and personalisation, is a rare find in a sought-after location, waiting for the right owner to breathe new life into it.





**Hall**  
Hallway leading to the;

**Living Room**  
Spacious living room with central heating radiator, stone feature wall, with windows to the front elevation.

**Reception Room/Bedroom**  
Ground floor bedroom/sitting room with carpeted flooring, space for your desired furniture and window to the rear along with a door leading to the garden.

**Dining Room**  
Dining room with carpeted flooring, central heating radiator and space for your desired dining furniture.

**Hall**  
With access from a side entrance.

**Shower**  
Three piece suite with shower, low flush WC and hand wash basin.

**Kitchen**  
Tiled flooring, matching cabinets with ample worktop space, provision for integrated appliances, an inset sink, and a patio door leading to the rear elevation.

**Hall**  
Hallway leading to kitchen.

**Bedroom One**  
Spacious bedroom with carpeted flooring, built in wardrobes and windows to the front elevation.

**Bedroom Two**  
Carpeted flooring with central heating radiator and a window to the rear elevation.

**Bedroom Three**  
Carpeted flooring with central heating radiator and a window to the front elevation.

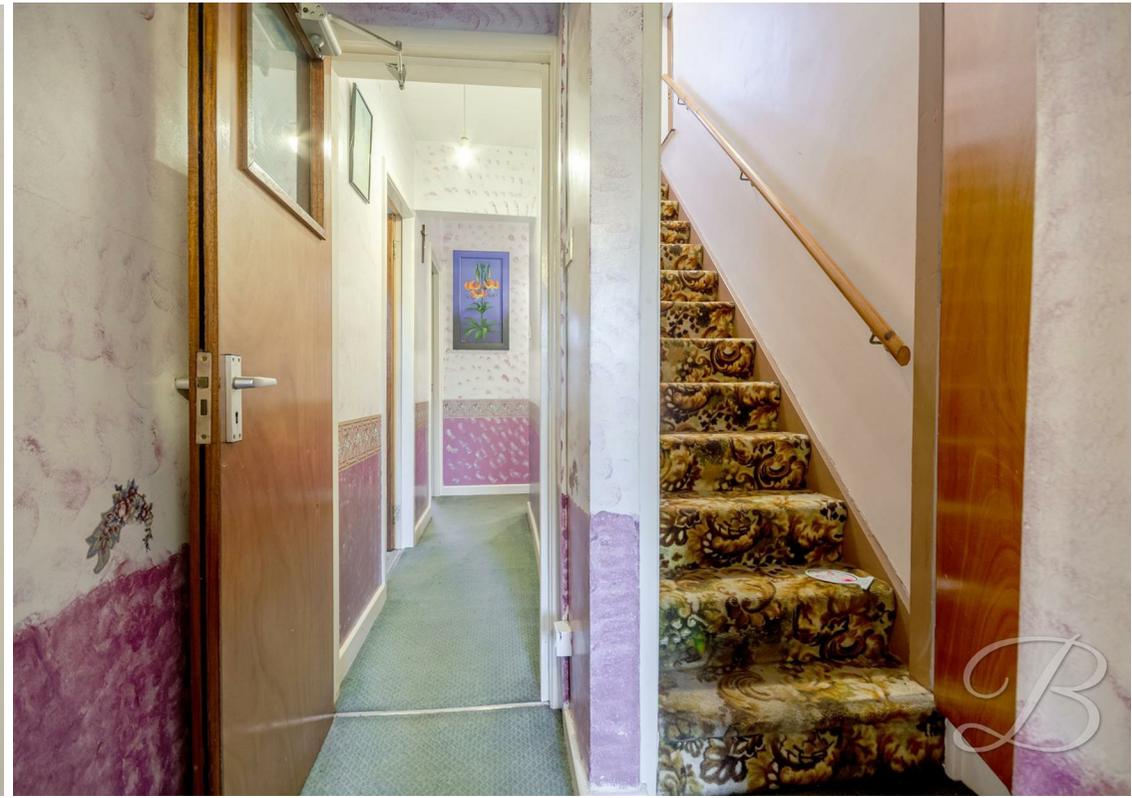
**Bedroom Four**  
Carpeted flooring with central heating radiator and a window to the rear elevation.

**Bathroom**  
Three piece suite with bath and shower over, hand wash basin and low flush WC.

**(room in roof)**  
Carpeted flooring with central heating radiator, velux windows and the added bonus of eaves storage.

**(room in room)**  
Carpeted flooring with central heating radiator, velux windows and the added bonus of eaves storage.

**Outside**  
Driveway to the front with space for multiple vehicles. Spacious well maintained lawn to the rear elevation with space for the whole family.





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		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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