



Offers In The Region Of £170,000 Freehold

10 ABBOTTS CROFT | MANSFIELD | NG19 6NY

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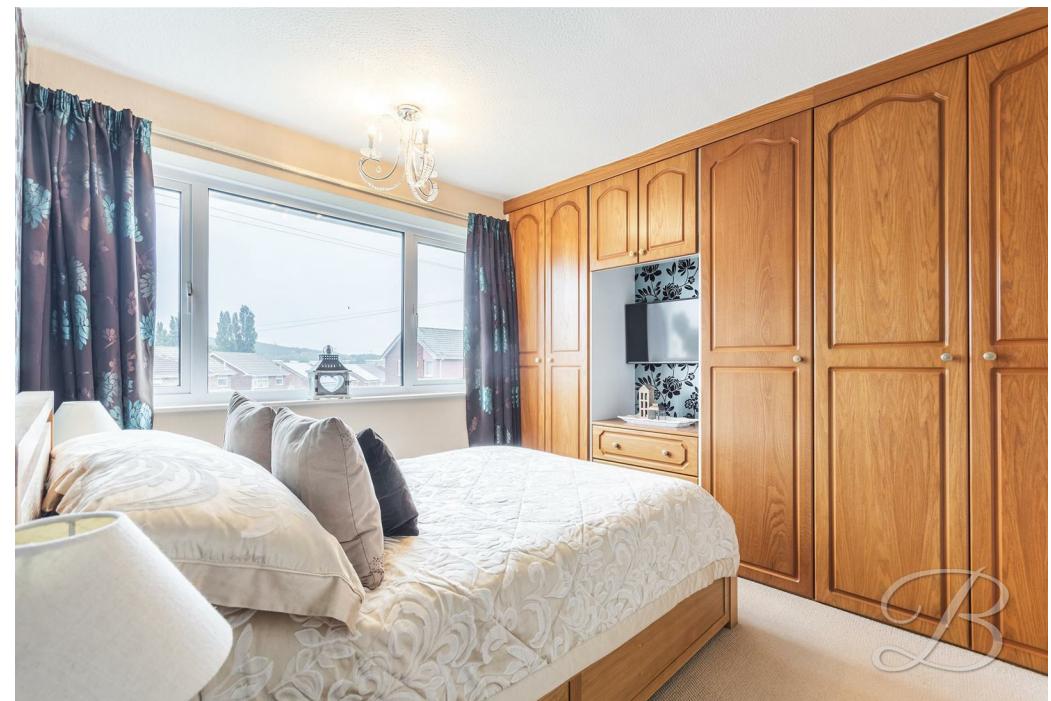
## PERFECT OPPORTUNITY FOR FIRST TIME BUYERS...

Situated in the heart of Mansfield, this well-positioned three-bedroom home offers a fantastic opportunity for buyers looking to put their own stamp on a property. While it would benefit from some modernisation and decorative updating, it has solid foundations and great potential, making it an ideal purchase for first-time buyers, growing families, or investors seeking a project in a popular residential area.

The ground floor features a spacious open-plan living and dining room, providing a bright and versatile space perfect for everyday living and entertaining. The kitchen, located to the rear of the property, is fitted with matching wall and base units, offering plenty of storage and workspace, with scope for further improvement or redesign to suit modern tastes.

Upstairs, you'll find three generously sized bedrooms, each with plenty of natural light and space for furniture. The family bathroom includes a traditional three-piece suite with a bath, and there's room to reconfigure or upgrade for a more contemporary feel if desired. The layout upstairs offers flexibility to meet a range of needs, whether for family living, working from home, or guest accommodation.

Outside, the property boasts a beautifully landscaped rear garden featuring a well-maintained patio area, mature shrubs, and a private, peaceful atmosphere – perfect for relaxing or entertaining outdoors. To the front, there's a lawned area with additional shrubs and bushes, and a footpath that leads conveniently around to the rear garden. The property also benefits from a garage, providing off-street parking or extra storage space, completing this excellent opportunity in a sought-after location.





#### Hall

Entrance to the property.

#### Dining/Living Room 11'8" x 22'0"

Spacious carpeted living room with feature fireplace, central heating radiator, space for your desired dining furniture. Windows to the front and rear elevation.

#### Kitchen 8'9" x 9'6"

Matching wooden cupboards with ample worktop space above. An inset sink and space for integrated appliances. Central heating radiator and a window and patio door to the rear elevation.

#### Landing

Landing leading to the first floor rooms.

#### Bedroom One 10'1" x 10'9"

Spacious bedroom with carpeted flooring, a built in wardrobe, central heating and window to the rear elevation.

#### Bedroom Two 9'10" x 10'8"

Spacious bedroom with carpeted flooring, built in wardrobes, central heating and window to the front elevation.

#### Bedroom Three 6'11" x 7'6"

Third bedroom with window to the front elevation and a built in wardrobe.

#### Bathroom 6'11" x 5'5"

Three piece suite with bath, low flush WC and hand wash basin.

#### Outside

Spacious rear garden with well maintained



lawn area, shrubs and bushes round the perimeter, and patio area perfect for alfresco dining. To the front of the property is a footpath leading down to the rear and a small lawn area.

#### Garage

Space for storage/vehicles.





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

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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