



Peafield Lane  
Mansfield Woodhouse Mansfield





## Property Description

Nestled on the sought-after Peafield Lane in Mansfield Woodhouse, this spacious three-bedroom semi-detached home offers a fantastic opportunity for families and buyers seeking generous living space with no onward chain.

The ground floor features a welcoming lounge, a separate dining room ideal for entertaining, and a well-appointed kitchen complete with a breakfast bar for casual dining. A convenient WC adds practicality to the layout.

Upstairs, you'll find three double bedrooms, each offering ample space and comfort, with fitted wardrobes enhancing storage options. The family bathroom is well-presented and serves all bedrooms efficiently.

Externally, the property boasts a beautifully matured front elevation with established shrubs, hedge rows, and a neat lawn that adds to its curb appeal. The rear garden is equally impressive, with a lawned area, mature trees, and a greenhouse—perfect for green-fingered buyers. Driveway parking is accessed via Whinney Hill, leading to a garage equipped with electrics and lighting, ideal for storage or workshop use.

With spacious interiors, practical features, and a peaceful location, this move-in-ready home is a must-see.

## Entrance Porch

Entry via composite door, and finished with carpet flooring.

## Entrance Hall

Double-glazed window to rear, wall mounted radiator, finished with laminate flooring.

## Cloakroom / Wc

Located on the ground floor, the cloakroom consists of ceramic toilet and hand wash basin, and boiler.

## Lounge

16' into bay x 10' 11" into chimney breast ( 4.88m into bay x 3.33m into chimney breast )

The lounge comprises of double-glazed bay window to front, gas fire with surround, and carpet flooring to finish.

## Dining Room

11' 10" x 10' 11" into chimney breast ( 3.61m x 3.33m into chimney breast )

The dining room comprises of double-glazed window to front and side, wall mounted radiator, gas fire and feature surround, with carpet flooring to finish.

## Kitchen

.15' 4" into recess x 15' 6" into recess + door recess ( 4.67m into recess x 4.72m into recess + door recess )

The kitchen includes matching wall and base mounted units, breakfast bar, ceramic sink and drainer, double-glazed windows to rear, French doors to side, two wall mounted radiators, dishwasher, under counter fridge-freezer, 5-ring gas hob, cooker hood with electric oven/grill, pantry, tiled splashback, and vinyl floor to finish.

## First Floor Landing

First floor landing with double-glazed window to side, access to loft and carpet flooring to finish.

## Bedroom One

13' 9" into bay x 11' into wardrobe ( 4.19m into bay x 3.35m into wardrobe )

The main bedroom comprising of double-glazed bay windows to front, wall mounted radiator, fitted wardrobes, and carpeted floor to finish.

## Bedroom Two

9' x 11' 5" ( 2.74m x 3.48m )

Bedroom two includes double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

## Bedroom Three

10' 1" into recess x 11' 2" into recess ( 3.07m into recess x 3.40m into recess )

Bedroom three comprises of double-glazed window to side, wall mounted radiator, and carpeted floor to finish.

## Bathroom

The bathroom is finished with a ceramic toilet and hand wash basin, bath with Rainfall shower over bath, double glazed window to side, wall mounted towel radiator, full height tiled splashback, and floor to finish.

## Loft

Access via ladder, partly boarded.

## Garage

Entry via up and over door, electrics and lighting.

## Externals

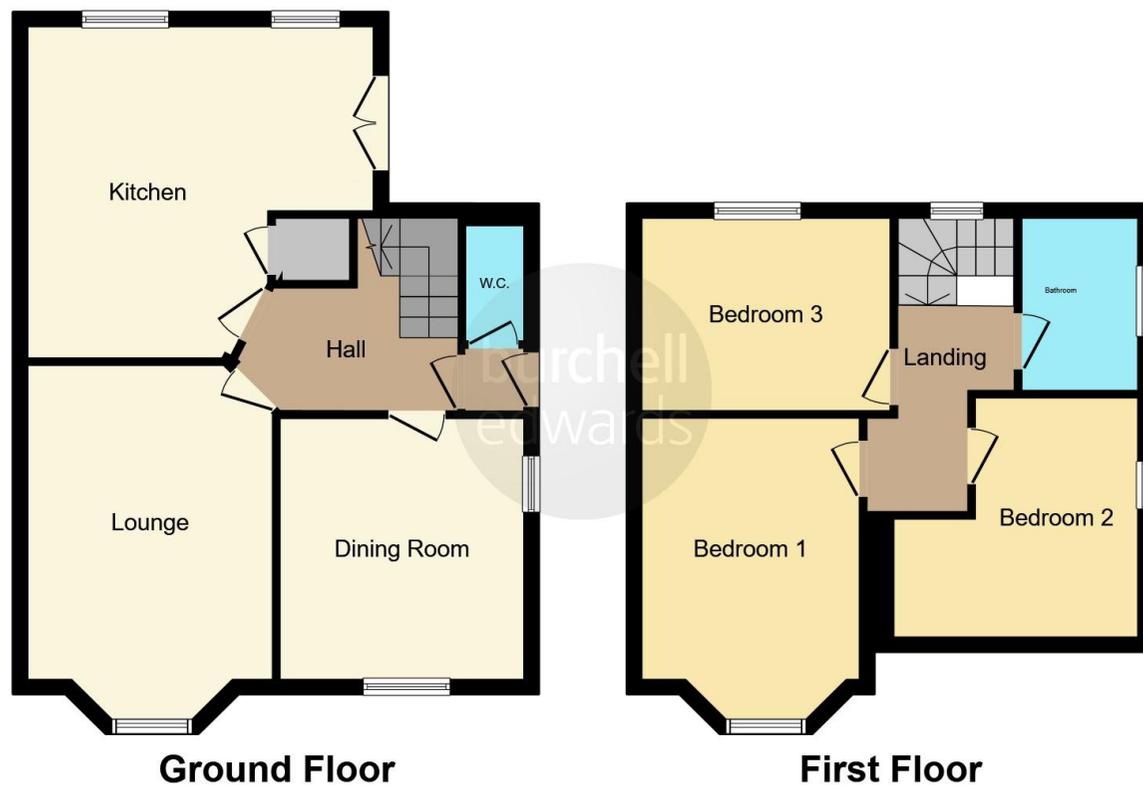
To the front of the property boasts a beautifully matured front garden with established shrubs, hedge rows, and a neat lawn.

The rear garden consists of a lawned area, mature trees, shrubs and bushes, a greenhouse. Driveway parking is accessed via Whinney Hill, leading to a garage equipped with electrics and lighting.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

12 Albert Street  
 MANSFIELD NG18 1EB

EPC Rating: D Council Tax  
 Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/MFD209349](http://burchelledwards.co.uk/Property/MFD209349)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MFD209349 - 0006