



£210,000 Freehold

46 OAK TREE LANE | | MANSFIELD | NG18 3HJ

**BuckleyBrown**  
ESTATE AGENTS

**CONVENIENCE ON YOUR DOOR STEP** Located on the sought-after Oak Tree Lane in Mansfield, this delightful semi-detached bungalow offers a comfortable and practical home in a peaceful setting. The property exudes a welcoming atmosphere, making it an ideal home for those seeking a relaxed lifestyle.

Inside, a spacious living room serves as the heart of the home, perfect for relaxing or entertaining guests. The well-appointed kitchen/diner provides a practical space for family meals, with the adjoining conservatory offering additional room for appliances and utility needs.

The bungalow comprises two comfortable bedrooms, each designed as a restful haven. The bathroom, complete with a bath, is conveniently located for both residents and guests. This thoughtful layout makes the home suitable for a variety of lifestyles, whether downsizing or accommodating a small family.

Outside, the property features a well-maintained front lawn with a decorative border, creating an attractive approach. To the rear, the garden provides space for vegetable patches alongside a concrete area for easy maintenance, offering a versatile and practical outdoor space.

With its charming setting and functional layout, this bungalow on Oak Tree Lane presents a wonderful opportunity to enjoy a relaxed lifestyle in Mansfield.





#### Hall

Hallway leading to;

#### Living Room 9'10" x 14'7"

Spacious living room with laminate flooring, central heating radiator and window to the front elevation.

#### Kitchen 10'3" x 13'2"

Spacious kitchen featuring tiled walls, laminate flooring, matching wall and base units, an inset sink and ample worktop space. There is space for your desired furniture, a large bay window to the rear elevation, and access to the conservatory.

#### Conservatory 6'6" x 24'8"

Ample space for appliances and additional storage.

#### Bedroom One 7'9" x 15'7"

Spacious bedroom with laminate flooring, central heating radiator and window to the front elevation.

#### Bedroom Two 9'2" x 16'2"

Spacious bedroom with laminate flooring, central heating radiator and window to the rear elevation.

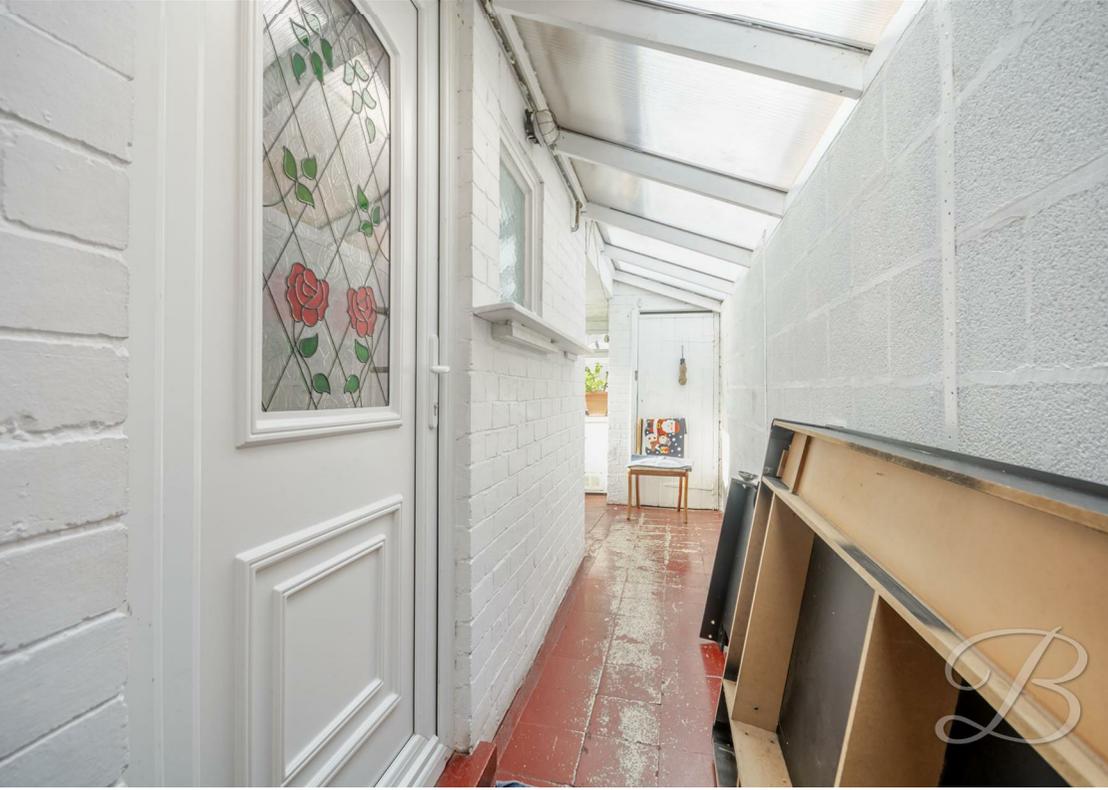
#### Bathroom 6'6" x 5'11"

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

#### Outside

Well-maintained lawn to the front elevation, with a decorative border and a pathway leading to the front door and rear garden.

To the rear, there is a fully concrete patio area, offering low maintenance and potential to be adapted, including the option to create a lawn if desired.





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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		70	79
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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