



£260,000 Freehold

20 THE SHIRES | FOREST TOWN | MANSFIELD | NG19 0QL

**BuckleyBrown**  
ESTATE AGENTS

THE UPGRADE YOU'VE BEEN WAITING FOR... Located in the heart of Forest Town is this delightful four bedroom semi detached house, with a spacious layout and gorgeous decor throughout, it really is the perfect family home. You will also be sat within close proximity to local amenities, transport links and schools!

Upon entering, you will be greeted by the entrance hallway, allowing access into the spacious reception room, offering a warm and inviting atmosphere, ideal for relaxation. Through into the open plan kitchen/living area, a room you'll fall in love with as soon as you enter. Complete to a high standard and with modern cabinetry, along with ample space for your dining furniture or living furniture, along with being a perfect setting to entertain friends. This floor also houses one of the bedrooms, complete with ample opportunity to make it your own space.

Heading upstairs are the remaining three bedrooms, all generously sized and have ample opportunity to create your own peaceful retreat! The master bedroom benefits from fitted wardrobes and to complete this floor is the modern family bathroom.

Outside has been kept to the same high standard as the internal space, with a well looked after and low maintenance rear garden, laid mostly with lawn. You will also find an outbuilding which can be used to suit your families needs! The front of the home has a driveway for ample off street parking.

This property is not just a house; it is a home that has been lovingly maintained and is ready for new memories to be made. If you are looking for a well looked after residence in a desirable area, this semi detached house in The Shires is certainly worth considering. Don't miss the opportunity to make it your own.

Call today to view!





**Entrance Hallway**  
Allowing access into:

**Reception Room 10'9" x 14'5"**  
A bright and spacious room with window to the front elevation.

**Open Plan Kitchen/Living Area 18'11" x 7'3"**  
A gorgeous open plan setting, the kitchen is complete with modern cabinetry and complimenting worktop over. Handy breakfast bar, inset sink and drainer, oven with hob, along with ample space for appliances.

**Open Plan Kitchen/Living Area 17'2" x 10'9"**  
The living area offers ample room for your furniture, complete with velux windows,

this space is filled with natural light and doors allowing access to the rear garden.

**Bedroom Three 8'11" x 7'10"**  
Carpeted flooring, central heating radiator and window to the front elevation.

**Bedroom One 10'0" x 11'2"**  
Carpeted flooring, central heating radiator, fitted wardrobes and window to the front elevation.

**Bedroom Two 10'0" x 8'10"**  
Carpeted flooring, central heating radiator and window to the rear elevation.

**Bedroom Four 7'2" x 12'4"**  
Carpeted flooring, central heating radiator and window to the front elevation.



**Family Bathroom 8'6" x 7'6"**  
Complete with low flush WC, hand wash basin, bath and shower. Window to the rear elevation.

**Outside**  
Low maintenance rear garden with lawn, outbuilding which can be used flexibly to suit your families needs. Driveway to the front allowing for off street parking.





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>                            |  | 71                      | 71        |
| (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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MANSFIELD  
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