



£260,000 Freehold

269 SOUTHWELL ROAD WEST | | MANSFIELD | NG18 4LA

BuckleyBrown
ESTATE AGENTS

TIMELESS & TRADITIONAL FAMILY HOME IN A PRIME LOCATION!..We are delighted to present this fantastic three-bedroom family home, ideally positioned on Southwell Road West in Mansfield. Conveniently located close to local shops, reputable schools, everyday amenities and excellent transport links, this property offers both comfort and practicality for modern family living.

Upon entering, the welcoming entrance hall immediately showcases the sense of space and well-designed layout throughout. The open-plan lounge and dining area provides a superb social setting, perfect for both relaxing evenings and entertaining guests. The dining area benefits from a large front-facing window, allowing natural light to flood the room, while the living area offers a cosy ambience centred around an attractive feature fireplace. Patio doors open directly onto the rear garden, seamlessly blending indoor and outdoor living.

The kitchen is positioned to the rear of the property and is fitted with a range of matching cabinetry, offering ample storage and workspace. A separate utility room provides additional practicality, complete with space and plumbing for essential appliances.

To the first floor, you will find three well-proportioned bedrooms, each offering ample space for furnishings and personal touches. The contemporary family bathroom is fitted with a modern three-piece suite, designed with both style and functionality in mind.

Externally, the property continues to impress. To the front, a generous block-paved driveway provides plentiful off-street parking. The rear garden features a dedicated patio seating area—ideal for outdoor dining—leading down to a well-maintained lawn. An additional outhouse offers useful extra storage or potential for a variety of uses.

This wonderful home combines traditional charm with practical family living. Early viewing is highly recommended to fully appreciate all that is on offer.





Entrance Hall

Housing the stairs to first floor accommodation and benefits from a storage cupboard;

Open Plan Lounge Diner 12'11" x 23'8"

This fantastic open plan lounge diner is a great space for socialising. The dining area has a bay window to front elevation, central heating radiator and plentiful space for furnishings. The lounge has patio doors leading to the rear garden a focal feature fireplace and laminate flooring throughout.

Kitchen 6'6" x 8'9"

Complete with a range of matching wall and base units with complimentary work surface over, inset sink and drainer with

mixer tap and tiled splash back. Space for a range cooker with extractor hood above, space for fridge freezer and tiled flooring.

Conservatory 7'1" x 6'6"

Having windows to all aspects, worksurface and space and plumbing for essential appliances. There is also a door leading to the rear garden.

First Floor Landing

Giving access to;

Bedroom One 12'9" x 14'3"

With a window to front elevation, carpet flooring and central heating radiator.

Bedroom Two 12'9" x 12'4"

Having laminate flooring, window to rear elevation, central heating radiator and benefiting from fitted wardrobes.



Bedroom Three 6'11" x 6'9"

Complete with laminate flooring, window to front elevation and central heating radiator.

Bathroom 6'11" x 9'1"

Complete with a three piece suite comprising of a panelled bath with shower over and glass screen, low flush WC and vanity hand wash basin. The room benefits from partly tiled walls, laminate flooring, window to rear elevation and heated towel rail.

Outhouse 13'1" x 10'6"

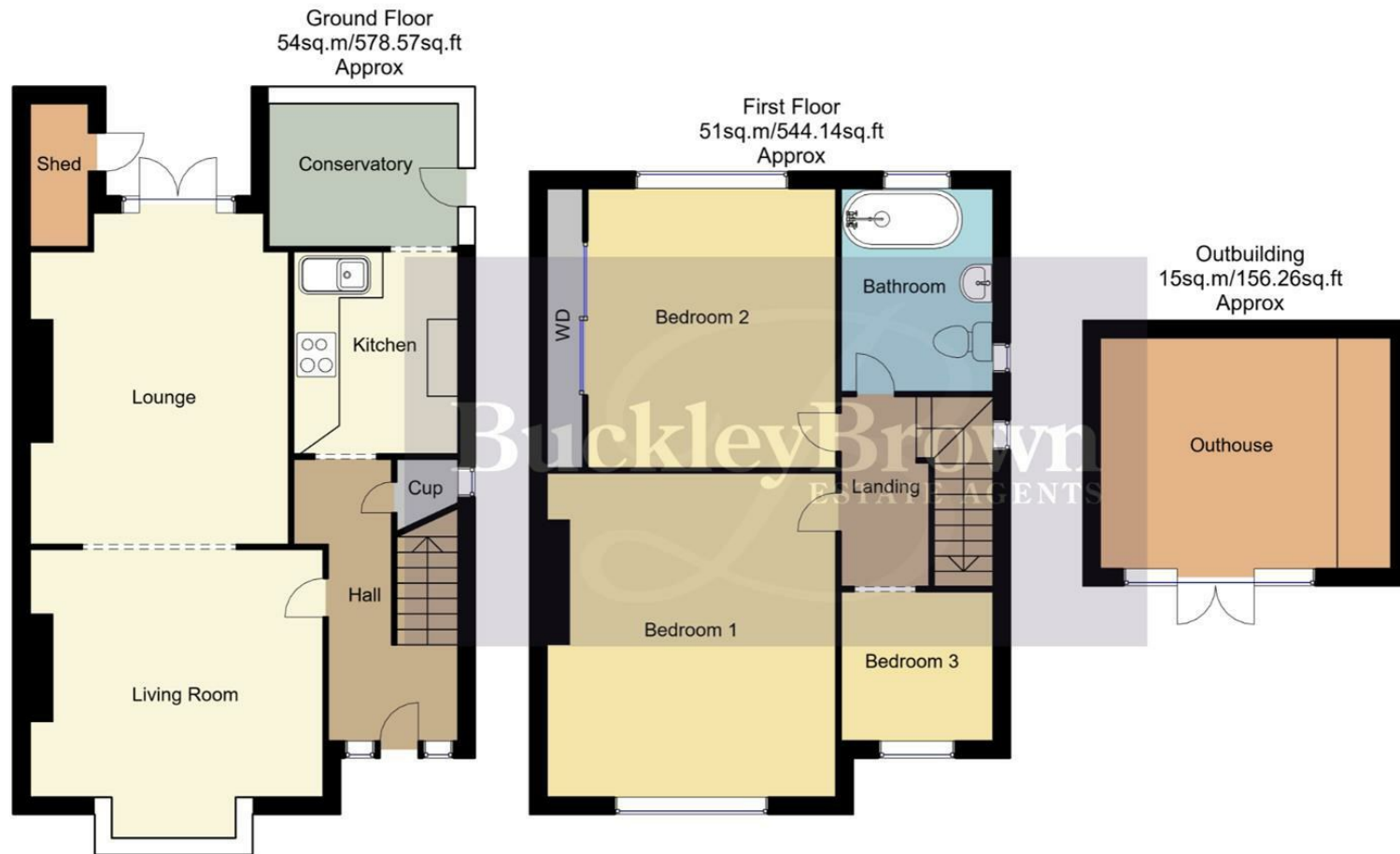
Providing additional storage.

Outside

To the front of the property there is a large block paved driveway providing ample

parking and a well maintained lawn, To the rear of the home there is a dedicated patio seating area with steps down to a well maintained lawn.





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	68	75
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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