



£165,000 Freehold

15 NELSON CLOSE | | MANSFIELD | NG19 6BU

**BuckleyBrown**  
ESTATE AGENTS



**YOUR NEXT HOME!...** This three bedroomed semi-detached home offers a lovely convenient location with beautifully presented front and rear gardens. Impressive features throughout and perfect for family living. If you are looking for a spacious, well planned layout property with off road parking this is it! The property is located within walking distance from Mansfield town centre, school catchment areas, good motorway links and Kings Mill Hospital.

Firstly, you will find the inviting entrance hall that has the advantage of a downstairs WC, and from here you will find the lovely lounge. There is then a well presented open plan kitchen/diner that comes complete with a range of attractive units, having ample space for a dining table and chairs as well as having double doors leading to the enclosed rear garden.

The first floor accommodates the three bedrooms and a beautiful family bathroom, fitted with a modern suite in white.

The outside space will also impress you, featuring off street parking and a lovely rear garden being mainly laid to lawn with fence surround, providing a sense of privacy.

An early viewing is absolutely essential! Call today to view!





#### Hall

With access into;

#### WC

Fitted with a low flush WC and hand wash basin.

#### Living Room 12'2" x 13'4"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Kitchen/Diner 8'8" x 15'7"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and further space for appliances. Window and patio doors to the rear elevation.

#### Landing

Window to the side elevation and further access into;

#### Bedroom One 7'10" x 10'11"

Carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Two 8'9" x 10'4"

Carpeted flooring, central heating radiator and a window to the rear elevation.

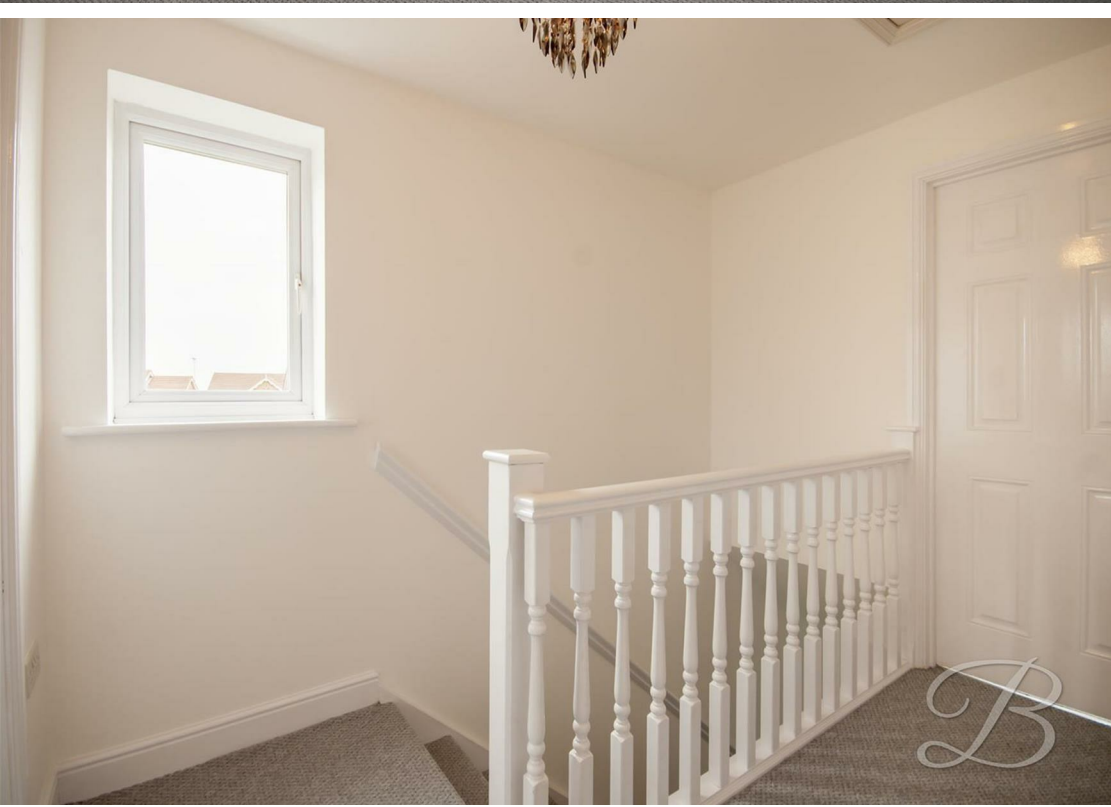
#### Bedroom Three 6'6" x 7'4"

Carpeted flooring, central heating radiator and a window to the front.

#### Bathroom 5'9" x 6'5"

Three piece suite including a hand wash basin, low flush WC and a bath. Window to the rear.

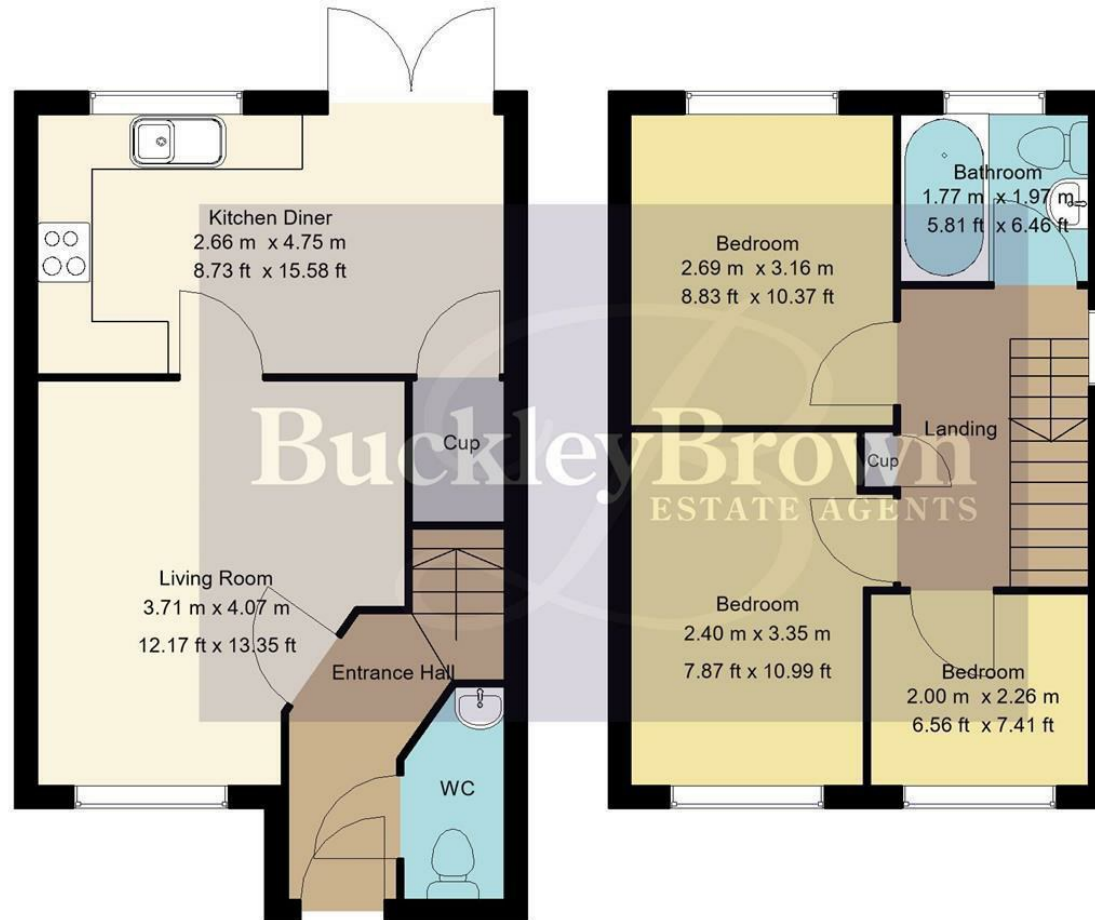
#### Outside





Ground Floor  
37sqm / 402sqft  
Approx.

First Floor  
34sqm / 365sqft  
Approx.



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>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		<b>76</b>
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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MANSFIELD  
NG19 6BU



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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