



£183,000 Freehold

10 OUTGANG LANE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DJ

BuckleyBrown
ESTATE AGENTS

A GREAT OPPORTUNITY!...

Welcome to this spacious and inviting three-bedroom property, perfectly located in the heart of Mansfield Woodhouse. With excellent local amenities, schools, transport links, and green spaces nearby, this home is ideal for families and buyers seeking both comfort and convenience.

As you step inside, you're greeted by a welcoming hallway that sets the tone for the rest of the home. The kitchen is well-proportioned, offering ample storage and workspace. Flowing through to the open-plan dining room and lounge, this bright and sociable space is perfect for family meals or entertaining friends. Sliding doors open into the conservatory, a lovely light-filled room with surrounding windows — the perfect spot to relax while enjoying views of the garden.

Upstairs, you'll find three generously sized bedrooms, each offering a comfortable retreat. The family bathroom completes the floor, fitted with a three piece suite.

The front of the property is full of kerb appeal, with a neat lawn, mature shrubs, and a driveway providing off-road parking. To the rear, the low-maintenance garden has been designed with relaxation in mind. A spacious patio area makes an ideal setting for outdoor dining, while steps lead up to a further raised patio with a charming pergola — a perfect spot to unwind or entertain in the warmer months.

Call today to arrange a viewing!!!





Entrance Hall

With access into;

Kitchen 9'3" x 9'7"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer and space for appliances. With a window and door to the rear elevation.

Dining Room 12'8" x 11'8"

With carpeted flooring and a window to the front elevation. This room offers an open plan design through to the lounge.

Lounge 11'6" x 9'8"

With carpeted flooring and sliding doors opening into the conservatory.

Conservatory 9'8" x 8'0"

With surrounding windows and double doors open onto the garden.

Landing

With access into;

Bedroom One 13'3" x 9'2"

With laminate flooring, fitted wardrobes and a window to the front elevation.

Bedroom Two 9'6" x 8'7"

With laminate flooring and a window to the rear elevation.

Bedroom Three 7'3" x 9'8"

With laminate flooring and a window to the front elevation.

Bathroom 8'2" x 5'6"

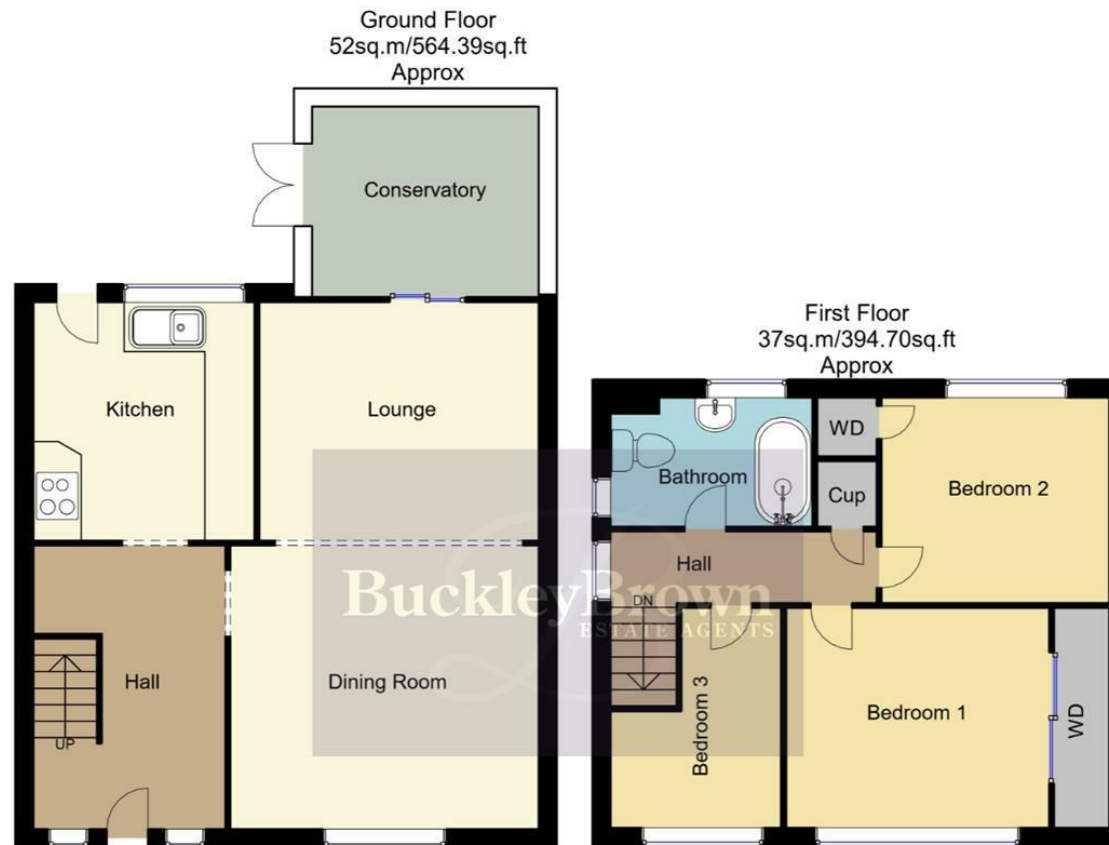
Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With windows to the rear and side elevations.

Outside



The front of the property offers great kerb appeal with a laid lawn, surrounding shrubs and a driveway. The rear garden is low maintenance being mostly laid patio. Steps lead up to another patio area with a pergola.





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		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		70
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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