



£215,000 Freehold

169 SHEEPBRIDGE LANE | | MANSFIELD | NG18 5DT

**BuckleyBrown**  
ESTATE AGENTS



**SHEEPBRIDGE LANE CHARM – YOUR MANSFIELD HOME!!...** Situated on Sheepbridge Lane in Mansfield, this delightful semi-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking a spacious home in a friendly neighbourhood.

As you step inside, you are greeted by a generous living room that seamlessly flows into the dining area, creating an inviting space for both relaxation and entertaining. The large windows allow natural light to flood the room, enhancing its warm atmosphere. Adjacent to this area is a well-equipped kitchen, perfect for culinary enthusiasts. The conservatory, a lovely addition, provides a tranquil spot to enjoy the garden views, while a convenient WC completes the ground floor layout.

Venturing upstairs, you will find three inviting bedrooms, two of which come with built-in wardrobes, offering ample storage for your belongings. The family bathroom is thoughtfully designed, providing a comfortable space for daily routines and relaxation.

Outside, the property boasts a large driveway at the front, ensuring plenty of parking for residents and guests alike. The rear garden is a true highlight, featuring a spacious lawn and a patio area, perfect for summer barbecues or simply enjoying the outdoors. This semi-detached house on Sheepbridge Lane is a wonderful opportunity for those looking to settle in a lovely community, offering both space and convenience in equal measure.





### Entrance Hall

Surrounding doors provide access into;

### Kitchen 7'9" x 19'7"

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

### Living/ Dining Room 11'10" x 25'11"

This room offers an open plan design with ample space for your furnishings. With a bay window to the front elevation, feature fireplace and double doors opening into the conservatory.

### Conservatory 17'7" x 13'5"

With surrounding windows and double doors opening onto the rear garden.

### WC

Complete with a low flush WC and a hand wash basin.

### Landing

With access into;

### Bedroom One 12'11" x 11'11"

Carpeted living room with central heating radiator, built in radiator and a bay window to the front elevation.

### Bedroom Two 11'9" x 12'7"

Carpeted living room with central heating radiator, built in radiator and a window to the rear elevation.

### Bedroom Three 6'11" x 7'0"

Carpeted living room with central heating radiator, built in radiator and a window to the front elevation. Ideal for an office/nursery.



### Bathroom 7'11" x 11'0"

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

### Outside

Driveway to the front elevation with room for one car. Spacious lawn to the rear elevation with a patio area perfect for outdoor dining.







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

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MANSFIELD  
NG18 5DT



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