



Offers Over £140,000 Freehold

66 PORTLAND STREET | MANSFIELD WOODHOUSE | MANSFIELD | NG19 8BE

**BuckleyBrown**  
ESTATE AGENTS

BEAUTIFUL CHARACTER COTTAGE WITH ALLOTMENT USAGE. Portland Street in Mansfield Woodhouse welcomes this centrally situated mid-terraced cottage complete with off road parking and offered for sale with no upward chain.

With a large master bedroom, a double and a single bedroom the house is spacious and presents an ideal opportunity for first-time buyers or those seeking a smaller family home. This property exudes character and warmth which is located centrally within Mansfield Woodhouse making it ideal for access on foot to schools, transport and local amenities. This cottage also benefits from allotment usage and unusually for a centrally situated stone cottage has a dedicated single off road parking space to the front of the cottage. A perfect retreat in a friendly neighbourhood.

Upon entering, you are greeted by a spacious ground floor that features a welcoming lounge with original feature fireplace, perfect for relaxation leading to a separate dining room that invites family gatherings and entertaining. The modern kitchen with double French doors into the courtyard garden has been carefully planned and well-equipped, leading seamlessly to a inner hall and a convenient elegant double shower room, ensuring practicality for everyday living.

The first floor boasts two bedrooms, a double and a single, providing ample space for rest and personalisation. Ascending to the second floor, you will discover a large and charming master attic bedroom, which can serve as a third bedroom or a versatile space for a home office or playroom, catering to your individual needs.

Outside to the rear, the property benefits from a modest courtyard garden area, ideal for enjoying the fresh air or relaxing in a small outdoor sanctuary. This lovely home combines comfort and convenience for local amenities, making it a wonderful choice for those looking to settle in a vibrant community. With its appealing features and prime location, this terraced stone cottage is not to be missed.





#### Lounge 13'3" x 10'8"

Lounge with carpeted flooring, restored feature original fire place, central heating radiator with double glazed window and door to the front elevation.

#### Dining Room 9'11" x 7'4"

Dining area with central heating radiator, overhead light/ceiling fan perfect for warm days, ample space for your desired dining furniture and access to the hall/kitchen. Also includes a handy pantry with light and power and storage large enough to contain a small freezer.

#### Inner Hall

Inner hall leading to the kitchen and shower room and stairs to the upper floors, currently utilised as a utility area.

#### Kitchen 12'2" x 4'11"

Modern kitchen with feature limestone wall and matching cabinets, a tiled splashback, and integrated appliances including a smart oven. There is an inset sink, a breakfast hatch overlooking the dining room, and double French doors to the rear elevation leading into the rear garden/courtyard.

#### Shower Room 7'1" x 5'11"

Elegant three-piece shower room with double shower, hand wash basin and low flush WC.

#### Landing

Landing leading to the first floor.

#### Bedroom One 13'4" x 10'7"

Spacious double bedroom with feature



fireplace a central heating radiator, built-in cupboard, and a window to the front elevation.

#### Bedroom Two 7'8" x 7'4"

Single bedroom with carpeted flooring, central heating radiator and window to the rear elevation.

#### Bedroom Three/Attic 15'2" x 11'7"

Landing providing access to the spacious master attic/third bedroom. The bedroom features carpeted flooring, a central heating radiator, a window to the rear elevation, and built-in wardrobes.

#### Outside

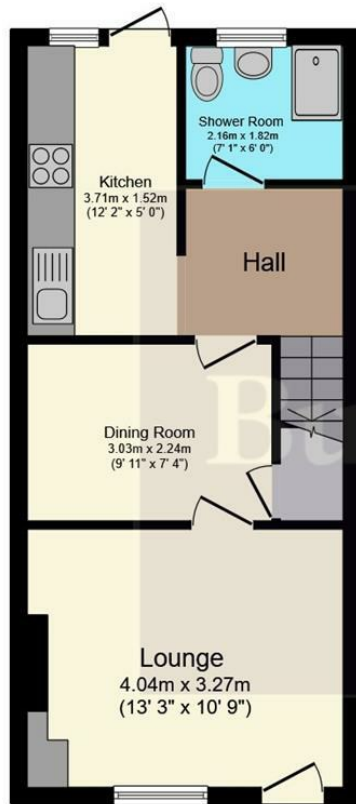
The cottage comes with a single dedicated parking spot to the front of the property. Access to the allotment which is for the

usage of this property and is also immediately to the front of the cottage. To the rear, there is a small courtyard garden area with a wooden pergola and seating, ideal for relaxing, reading a book or summer dining. Added to the courtyard is a piece of land that equates to a small lawn area that has been bought with the house.

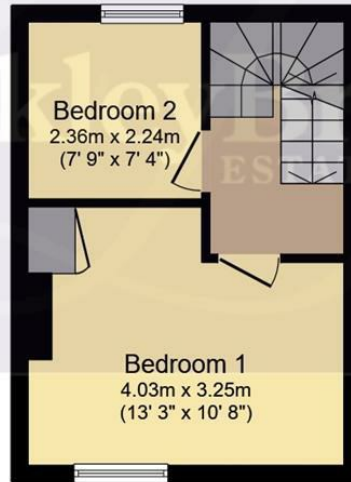
#### 'Valuers Comment'

"If you're in search of a home that is full of charm and warmth, this delightful stone cottage blends character living with everyday convenience – then this could be it! A well loved home, offered at a competitive price in my opinion."





**Ground Floor**  
Floor area 37.5 sq.m. (404 sq.ft.)



**First Floor**  
Floor area 22.4 sq.m. (242 sq.ft.)



**Second Floor**  
Floor area 14.8 sq.m. (159 sq.ft.)

**Total floor area: 74.8 sq.m. (805 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

**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>91</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(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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