



£235,000 Freehold

225 EAKRING ROAD | | MANSFIELD | NG18 3DS

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!

Nestled in a popular residential area of Mansfield, this well-maintained 3-bedroom detached property offers a fantastic opportunity for buyers seeking a move-in-ready home with potential for modernisation.

Internally, the property boasts neutral decor throughout, providing a blank canvas ready for your personal touch. The spacious open-plan living and dining area creates a welcoming and versatile space for both relaxing and entertaining. A fully equipped kitchen sits adjacent, featuring ample storage and functional layout, while the bright conservatory at the rear enjoys plenty of natural light and opens directly onto the garden through patio doors.

Upstairs, you'll find three generously sized bedrooms, including a main bedroom with built-in wardrobes, all serviced by a well-appointed family bathroom suite off the landing.

Externally, the home benefits from a driveway and attached garage, offering convenient off-street parking. The private rear garden is well-established with a laid lawn, patio seating area, and mature shrubbery, all enclosed by secure fencing – perfect for outdoor relaxation or family activities.

This property is ideal for families, professionals, or investors alike. Call now to book your viewing!





Entrance Hall

With carpeted flooring, stairs rising to the first floor, built in storage cupboard and surrounding doors providing access into;

Kitchen 8'6" x 10'4"

Complete with an array of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated eye level double oven, gas hob with hood over and space for appliances. With a window to the rear elevation.

Living/ Dining Room 13'8" x 22'1"

This room offers an open plan layout with ample space for your dining furniture. With carpeted flooring, feature fireplace, window to front elevation and doors providing access into the conservatory.

Conservatory 8'0" x 12'4"

With surrounding windows and doors providing direct access onto the garden.

Landing

Surrounding doors provide access into;

Bedroom One 10'3" x 11'5"

With carpeted flooring, central heating radiator, fitted wardrobes and a window to the front elevation.

Bedroom Two 10'2" x 10'3"

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

Bedroom Three 7'4" x 8'11"

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



Bathroom

Complete with a four piece suite including a bath, shower, low flush WC and a hand wash basin. With windows to the rear elevation.

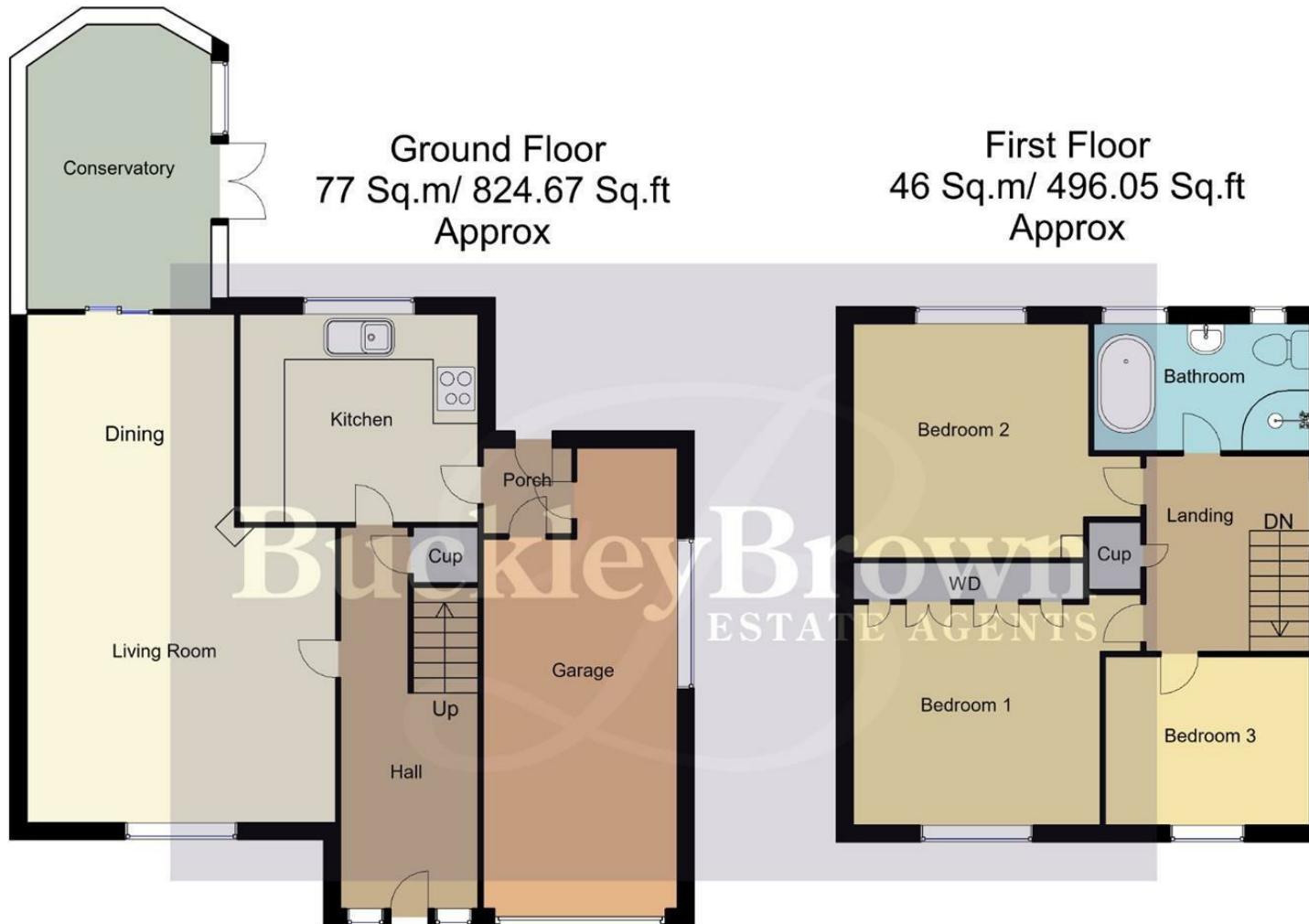
Outside

The front of the property offers a driveway and garage, providing off-street parking. The rear garden hosts a laid lawn, patio seating area and surrounding shrubbery and fencing.

Garage 8'5" x 20'0"

Accessible from the front and side elevation.





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 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.
CC Ltd ©2018

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		67	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

225 EAKRING ROAD
MANSFIELD
NOTTINGHAMSHIRE
NG18 3DS



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

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

BuckleyBrown
ESTATE AGENTS

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.