



Guide Price £400,000

BIG BARN LANE | MANSFIELD | NG18 3LT

**BuckleyBrown**  
ESTATE AGENTS

\*GUIDE PRICE £400,000 - £425,000\*

HIDDEN GEM!...Prepare to fall in love with this spacious three bedroom, detached bungalow which sits pretty in an ideal location close to local amenities and transport links into the town centre whilst also offering an enclosed & private plot. Boasting a spacious internal layout that will be perfect for any growing family.

Upon entry you will immediately notice how well this home has been maintained, providing a warm and welcoming atmosphere. Firstly, let's start with the beautiful living room which has a feature fireplace as the main focal point and a bay front window flowing through ample natural light. This room is ideal for entertaining guests with its open plan layout and abundance of space on offer. Leading nicely from here you will be pleased to find a lovely dining room which will certainly come in handy when entertaining with family and friends. Moving over to one of our favourite rooms in the house, the wren kitchen! You will certainly be impressed as soon as you enter this room as it's complete with a range of shaker style wall and base units and a centre island, brilliant for showcasing your culinary skills.

There is also three well proportioned bedrooms, all of which offer plenty of versatility to add your own personal touch. Finally, you will find a family bathroom which comprises of a four piece suite.

Outside will definitely tick your last box, with a workshop/outbuilding fitted with a kitchen and reception room for added convenience! As well as a handy WC. Let's not forget the spacious driveway to the front offering ample off-street parking and an established garden to the rear which is mainly laid to lawn and offers an abundance of space to enjoy all year round.

This home also benefits from a brand new kitchen, bathroom and newly fitted boiler.

Don't miss out! Call our team today to arrange a viewing<sup>1</sup>





#### Entrance Hall

Porch area with leading access into the main hall.

#### Inner Hallway

With leading access into;

#### Living Room 23'9" x 25'4"

Unique L-shaped reception room allowing you to utilise the areas to best suit your needs. Complete with a cosy feature fireplace, bay front window and additional dual aspect windows to the front and rear elevation. Ample space for you desired furnishings.

#### Dining Room 12'7" x 12'1"

Versatile room offering plenty of natural daylight due to its bay front window.

#### Kitchen 11'9" x 15'3"

Complete with a range of matching

cabinets, inset sink and drainer, integrated appliances and a feature centre island. Additional breakfast bar area, window to the front and an external door giving access to the side of the property. Benefits from a 15 year transferrable warranty.

#### Bedroom One 10'11" x 14'9"

Carpeted property, central heating radiator and a widow to the rear elevation.

#### Bedroom Two 11'9" x 10'4"

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

#### Bedroom Three 11'0" x 10'4"

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

#### Bathroom

Four piece suite comprising of a hand wash basin, low flush WC, a bath and shower.



#### Kitchen (outbuilding) 7'10" x 17'7"

Complete with a range of matching cabinets, inset sink and drainer, integrated appliances and space for additional appliances.

#### WC

Handy WC fitted with a hand wash basin, low flush WC and a window to the front elevation.

#### Reception Room (outbuilding) 7'9" x 10'7"

Versatile room with dual aspect windows to the front and side along with an external door.

#### Outside

Enclosed frontage with a private driveway leading to the property and garage. The rear garden boasts an expansive well kept lawn and mature shrubs.





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. 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		
(81-81) B		
(69-80) C		
(55-68) D	76	
(39-54) E		
(21-38) F		
(1-20) G	58	
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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