



£160,000 Freehold

20 RAYLAWN STREET | | MANSFIELD | NG18 3LZ

BuckleyBrown
ESTATE AGENTS

A PLACE TO CALL YOUR OWN...

This delightful two-bedroom bungalow offers comfortable, single-level living with a thoughtfully designed layout and attractive outdoor space. Let's take a look inside...

Inside, the home features a spacious living room, ideal for both relaxing and entertaining. The fully equipped kitchen comes complete with an inset sink and drainer, generous worktop space, and ample storage.

There are two well-proportioned bedrooms, the second bedroom having the luxury of built-in wardrobes and an opening directly into the conservatory—a perfect spot to enjoy the garden views year-round. A contemporary shower room completes the interior, offering a sleek walk-in shower and modern fittings.

Outside, the property boasts a lawn and patio garden, providing a lovely space for outdoor dining, gardening, or simply unwinding in the fresh air. To the front, there is a private driveway and a garage, offering convenient off-street parking and additional storage.

This attractive bungalow combines comfort and practicality, making it ideal for couples, or anyone seeking a relaxed, low-maintenance lifestyle.

Call now to arrange a viewing!





Porch

Surrounding windows and access through to the main hallway.

Hall

With further access to;

Kitchen 7'4" x 11'1"

Complete with a range of fitted cabinets, inset sink and drainer, appliances and a feature breakfast bar. Dual aspect windows to the front and side elevation.

Living Room 11'7" x 15'11"

Spacious room with carpeted flooring, feature fireplace and a window to the front elevation.

Bedroom One 10'4" x 10'11"

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

Bedroom Two 10'11" x 10'11"

Carpeted flooring, central heating radiator, built in wardrobes, a window to the side and access through to the conservatory.

Conservatory 11'0" x 5'8"

Versatile space with surrounding windows and an external door giving access to the rear garden.

Shower Room 5'5" x 11'3"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

Garage

Single garage accessible from the front elevation.

Outside

Decorative frontage with a well maintained lawn, pathway leading to the front door, private driveway and a garage. The rear garden is south facing and provides a large well kept lawn, patio seating and decorative shrubs. Additional side access.





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		83
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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