



£150,000 Freehold

32 LINDEN STREET | | MANSFIELD | NG19 7EF

**BuckleyBrown**  
ESTATE AGENTS

**CONVENIENT LIVING EVERYDAY.** Nestled on the charming Linden Street in Mansfield, this delightful detached house, presents an excellent opportunity for those seeking a blank canvas to create their dream home. The property is conveniently located within easy reach of local amenities, schools, and parks, making it an ideal choice for families and professionals alike. Let's take a further look inside...

Upon entering the ground floor, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The layout provides ample potential for modernisation and personalisation, allowing you to design the space to suit your lifestyle. Additionally, the ground floor features a practical kitchen equipped with access to the rear.

Ascending to the first floor, you will discover two well-proportioned bedrooms, each offering a comfortable retreat. These rooms are filled with natural light and provide a wonderful opportunity to create personalised spaces for rest and relaxation. Just off the landing is a three piece family suite for added convenience.

The second floor presents the bright and airy master bedroom with ample space for your desired furnishings.

Further you will find a cellar that can be transformed into a variety of uses, whether it be a home office, a playroom, or additional storage space. This versatile area adds to the overall appeal of the property, providing extra room for your needs.

Stepping outside, the property boasts a lovely garden that features a charming summer house, perfect for enjoying the outdoors during warmer months. The garden offers a peaceful retreat, ideal for gardening enthusiasts or those who simply wish to unwind in a tranquil setting.

Call now to book your viewing!





#### Living Room 12'10" x 12'3"

With laminate flooring, central heating radiator, feature fireplace and a window to the front elevation.

#### Kitchen 12'10" x 10'9"

Complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances, decorative splashback tiles and a breakfast bar. Window and an external door to the rear elevation.

#### Landing

With leading access into;

#### Bedroom Two 13'0" x 9'4"

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

#### Bedroom Three 6'8" x 11'1"

Laminate flooring, central heating radiator, built in wardrobes and a window to the rear elevation.

#### Shower Room 5'0" x 7'10"

Three piece suite including a hand wash basin, low flush wc, walk in shower and a window to the rear elevation.

#### Landing

Window to the rear and leading access into;

#### Bedroom One 12'2" x 13'4"

Carpeted flooring, central heating radiator, built in storage and windows to the front elevation.

#### Cellar 12'10" x 12'3"

Versatile space to utilise to your own desire.



#### Summer House 9'10" x 9'6"

Excellent summer house located in the rear garden with windows and double doors opening to the front and a fitted bar inside.

#### Outside

Low maintenance frontage with gated access leading to the front door whilst the rear garden offers a decked seating area, artificial lawn and a summer house.





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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