



Price Guide £220,000 Freehold

12 LEABROOKS AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9HX

BuckleyBrown
ESTATE AGENTS

GUIDE PRICE - £220,000 - £230,000 **

COULD THIS BE WHAT YOU'VE BEEN WAITING FOR?!... Located on Leabrooks Avenue, Mansfield Woodhouse, this delightful semi-detached house offers a perfect blend of comfort and convenience for the whole family to enjoy. The area is known for its friendly community and proximity to local amenities, making it an ideal setting for families and professionals alike. Let me show you further...

As you step inside, you are greeted by two inviting reception rooms that provide ample space to make your own. One lends itself as a dining room, great for entertaining whilst the other hosts a cosy relaxation area in front of the fireplace. The layout flows seamlessly into a bright and airy conservatory, allowing for easy movement between the rooms. The kitchen provides a functional space where culinary delights can be created, adding to the home's charm.

Venturing upstairs, you will find three well-proportioned bedrooms that offer a peaceful retreat at the end of the day. Each room is filled with natural light, creating a bright and airy feel. The master bedrooms hosts built in wardrobes for added convenience. The bathroom, positioned just off the landing, is designed for both comfort and practicality, catering to the needs of a modern family.

Outside, the property boasts a lovely garden area, providing a perfect spot for outdoor activities or simply enjoying the fresh air. Whether you envision summer barbecues or quiet evenings under the stars, this outdoor space is sure to enhance your living experience. Not to mention there is a large outbuilding offering great versatility. The front of the property boasts a private paved driveway!

Close by to primary schools and comprehensive schools. Also located on a bus route and close to a train station.

Call now to make this your family home!





Hall

Windows to the front, under the stairs cupboard and further access into;

Dining Room 11'8" x 11'5"

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

Living Room 11'8" x 11'10"

Carpeted reception room with a central heating radiator, feature fireplace and sliding glass doors giving access to the conservatory.

Conservatory 10'4" x 9'3"

Bright and airy space with surrounding windows and sliding doors opening to the rear garden.

Kitchen 7'4" x 12'4"

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

Landing

Window to the side elevation and leading access into;

Bedroom One 11'9" x 11'11"

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

Bedroom Two 11'9" x 11'5"

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



Bedroom Three 7'5" x 7'8"

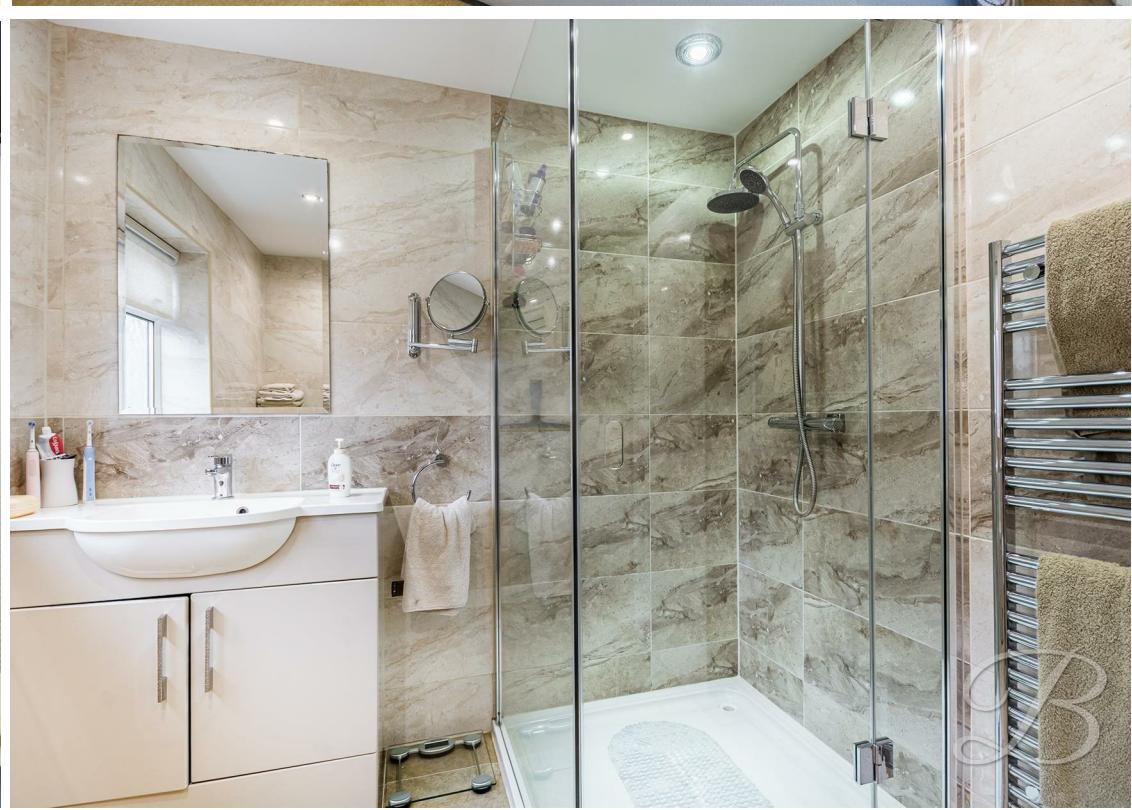
Carpeted flooring, central heating radiator and a window to the front elevation.

Shower Room 7'3" x 8'3"

Modern family suite comprising of a hand wash basin, low flush WC and a walk in shower. Window to the side elevation.

Outside

Brick surround to the front with a paved private driveway. Generous sized garden with a well kept lawn, patio seating area and a large outbuilding which currently lends itself as a kennel but has the potential to become whatever you desire.





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-81) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
71		
78		

EU Directive 2002/91/EC

England & Wales

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.

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