



Offers In The Region Of £155,000 Freehold

92 SMITH STREET | | MANSFIELD | NG18 3BG

**BuckleyBrown**  
ESTATE AGENTS

## MORE THAN MEETS THE EYE!

We are delighted to present this stunning, modern semi-detached home to the market. Beautifully finished throughout, the property offers two well-proportioned bedrooms plus a versatile attic room, along with a stylish kitchen and contemporary bathroom—ready for you to move straight in and enjoy.

Upon entering, you are welcomed into a bright and spacious open-plan living area that immediately showcases the home's modern design. The living room features elegant ambient lighting, creating a warm and inviting atmosphere. The kitchen is fitted with sleek, modern cabinetry and includes a breakfast bar—perfect for enjoying your morning coffee. A convenient ground floor WC completes this level.

To the first floor, you will find two generously sized bedrooms, both benefiting from fitted wardrobes that provide excellent storage. The beautifully finished bathroom features marble-style tiling, a walk-in shower, a low-flush WC, and a stylish vanity unit with sink.

The second floor offers a versatile attic room, ideal for use as a home office, guest space, or hobby room, and benefits from useful eaves storage.

Externally, the property boasts an enclosed rear garden with a seating area, steps leading up to a well-maintained lawn, and plenty of space to relax or entertain.

Early viewing is highly recommended—call now to arrange yours!





### Living Room 14'7" x 11'1"

A bright and airy space that flows seamlessly into the kitchen, creating a superb open-plan area ideal for modern living. Features include tiled flooring, a window to the front elevation, a central heating radiator, and stylish ambient lighting that enhances the overall atmosphere. The room also benefits from two useful storage cupboards.

### Kitchen 14'7" x 11'5"

The contemporary kitchen is fitted with a range of modern cabinetry complemented by work surfaces above. It includes an inset one-and-a-half bowl sink with mixer tap, an integrated oven with gas hob and extractor hood, and space with plumbing for essential appliances. There is also room for an American-style fridge freezer

and a door providing access to the rear garden. A breakfast bar offers the perfect spot for casual dining or morning coffee.

### WC 2'6" x 4'4"

Fitted with a low flush WC.

### First Floor Landing

Giving access to;

### Bedroom One 10'6" x 11'1"

A well-proportioned double bedroom featuring carpet flooring, a central heating radiator, a window to the front elevation, and two built-in wardrobes offering excellent storage.

### Bedroom Two 7'0" x 11'9"

A good-sized room with carpet flooring, a central heating radiator, a window to the rear elevation, and two built-in wardrobes.



### Shower Room 5'5" x 8'9"

A stylishly appointed shower room fitted with a modern three-piece suite comprising a walk-in shower, low-flush WC, and a wash hand basin set within a vanity unit providing additional storage. The room is fully tiled to both walls and floor and includes a heated towel rail and a window to the rear elevation.

### Second Floor Landing

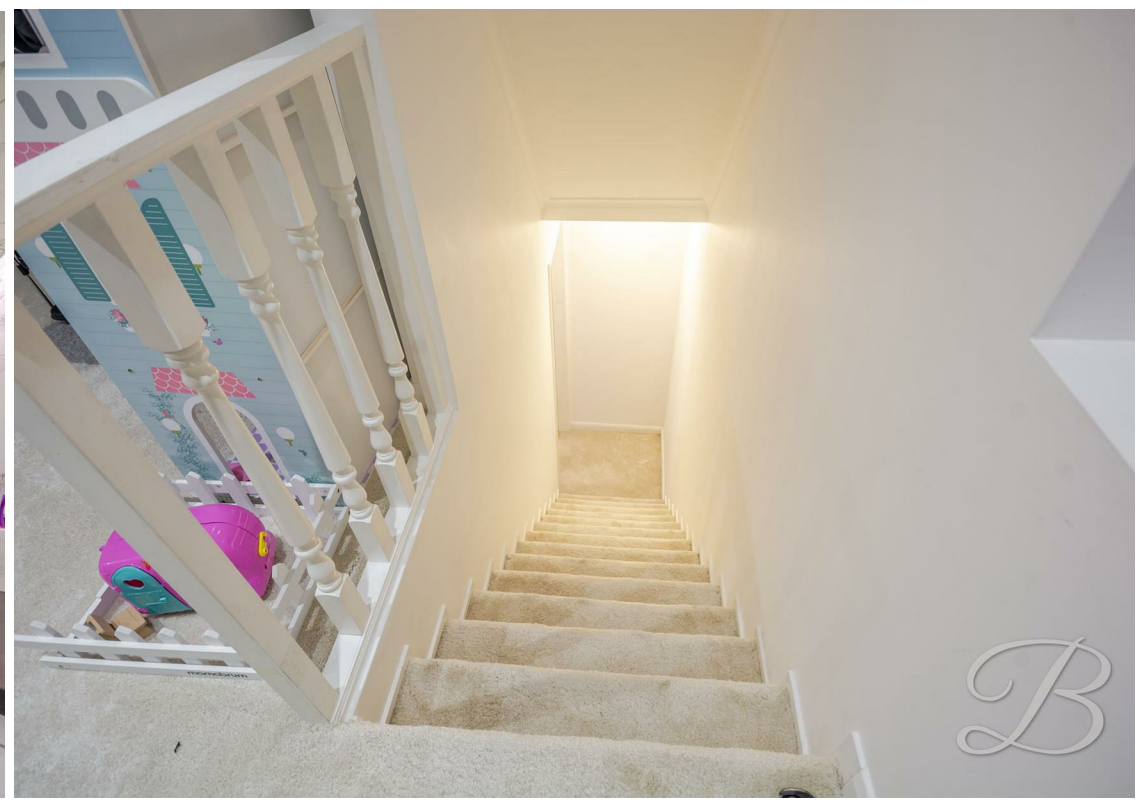
Giving access to;

### Attic Room 14'9" x 11'1"

A versatile space with carpet flooring, a central heating radiator, and access to useful eaves storage—ideal for a home office, guest room, or hobby space.

### Outside

To the rear of the property is an enclosed garden featuring a seating area and steps leading up to a well-maintained lawn—perfect for relaxing or entertaining.





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. Specially 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>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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MANSFIELD  
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