



£180,000 Freehold

40 ROBIN HOOD ROAD | BLIDWORTH | MANSFIELD | NG21 0ST

**BuckleyBrown**  
ESTATE AGENTS



## CREATE YOUR NEXT CHAPTER...

Located in the heart of Blidworth village, this attractive and well-maintained three-bedroom terraced home is perfect for buyers seeking a spacious, comfortable, and conveniently located property. Surrounded by a range of local amenities including shops, schools, countryside walks, and excellent transport links, this home offers the best of both village charm and practical living.

Upon entering the property, you step into a modern fitted kitchen, designed with functionality in mind. The kitchen includes a breakfast bar, providing the perfect spot for casual meals, homework, or morning coffee. The layout flows beautifully into the conservatory, a standout feature of the home, boasting wraparound windows that flood the space with natural light and double doors leading out to the rear garden — ideal for dining, entertaining, or simply enjoying the view all year round. The living room offers a warm and inviting atmosphere, complete with a feature fireplace, providing a cosy focal point, this is a perfect space to relax and unwind.

Upstairs, the property comprises three well-sized bedrooms, each offering flexibility for family living, guest accommodation, or home working. The family bathroom is finished with a modern three-piece suite, including a bath with overhead shower.

Externally, the property continues to impress. The front driveway offers off-street parking. To the rear, the generously sized garden is both attractive and functional, featuring a decked seating area, laid lawn, and secure surrounding fencing — a perfect space for outdoor relaxation, family activities, or entertaining guests.

With its desirable village location, great internal layout, and fantastic outdoor space, this is a home that ticks all the boxes. Call today to arrange a viewing!!!





#### Entrance Hall

With access into;

#### Kitchen 14'9" x 16'6"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over, breakfast bar and space for appliances. With windows to the front and rear elevation and a door providing access into the conservatory.

#### Conservatory

Surrounding windows and double doors, providing direct access onto the garden.

#### Living Room 10'11" x 16'6"

With carpeted flooring, feature fireplace and windows to the front and rear elevation.

#### Landing

With access into;

#### Bedroom One 11'9" x 11'4"

With carpeted flooring and windows to the front elevation.

#### Bedroom Two 11'1" x 8'0"

With carpeted flooring and a window to the front elevation.

#### Bedroom Three 12'3" x 8'2"

With carpeted flooring and windows to the rear elevation.

#### Bathroom 8'6" x 4'6"

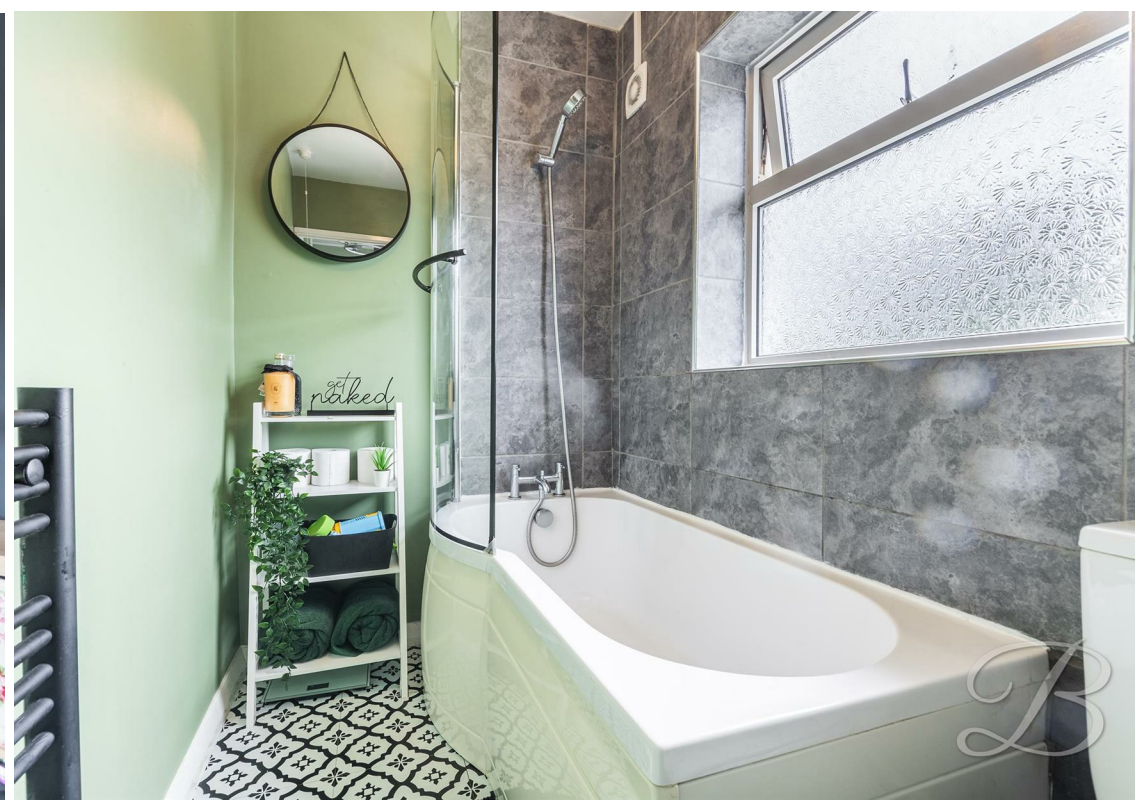
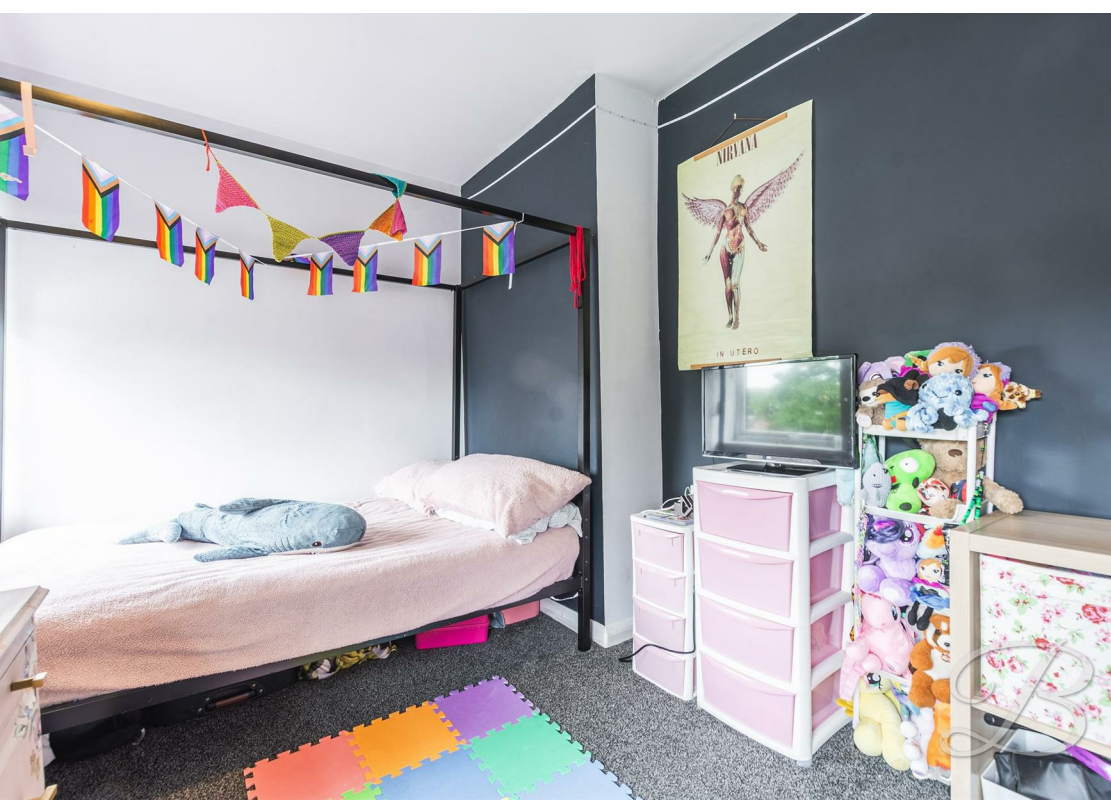
Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Outside

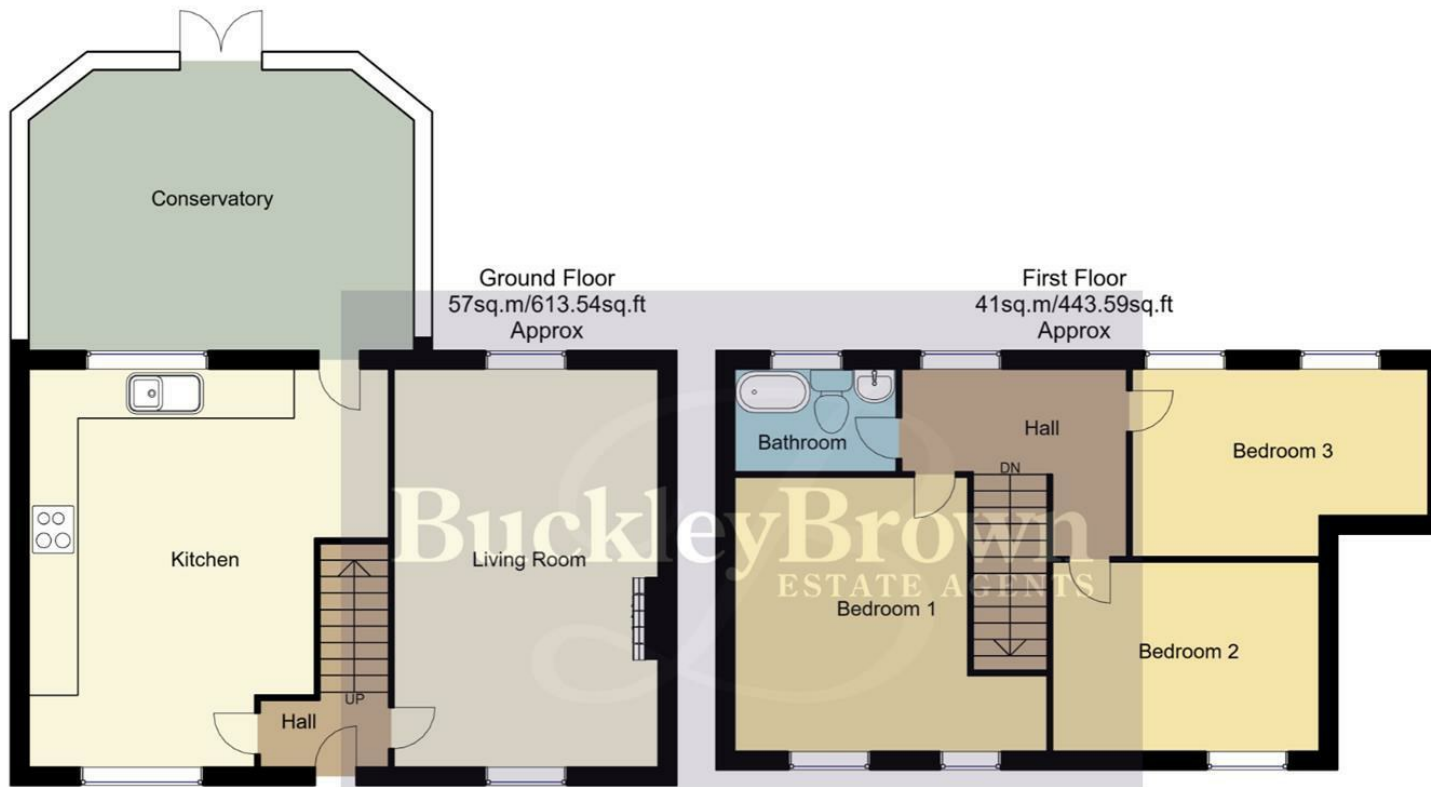


The front of the property benefits from a driveway, providing off-street parking. The large rear garden offers a decked seating area, laid lawn and surrounding fencing.









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>                          |           | <b>88</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>67</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>G</b>  |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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