



£170,000 Freehold

3A LADYBROOK LANE | | MANSFIELD | NG18 5JA

  
**BuckleyBrown**  
ESTATE AGENTS

COME ON OVER...

We are proud to welcome you with this attractive three/four detached home in Mansfield offers a fantastic combination of space, flexibility and potential, making it an ideal choice for those seeking a property they can truly make their own. All rooms are of a generous size and provide a blank canvas, ready for personal touches and creative flair. Let us show you what's on offer!

On the ground floor, the living room is bathed in natural light thanks to a charming box window that creates a bright and airy atmosphere. The fully equipped kitchen is just next door offering plenty of storage and preparation space, ideal for family meals or entertaining friends. A versatile reception room, currently utilised as a third bedroom, adds flexibility to the layout and could serve equally well as a dining room, home office or hobby space. Completing the downstairs is a handy shower room for added convenience.

Upstairs, there are three further bedrooms, each well-proportioned and full of potential. A family bathroom and a separate WC offer convenience for busy households or guests, ensuring the practical needs of modern living are met.

Outside, the property enjoys a low-maintenance frontage with a mature hedge surround, providing a welcoming first impression and a sense of privacy. The rear garden is mainly laid to lawn, complemented by mature shrubs and enclosed with fencing, creating a secure and pleasant outdoor area ideal for children, pets or relaxing in the warmer months.

Call now to arrange a viewing with our team!





#### Hall

Accessible from the side with further access into;

#### Living Room 10'7" x 13'5"

Carpeted flooring, feature fireplace and a box window to the front elevation.

#### Kitchen 13'9" x 8'2"

Complete with a range of matching cabinets, inset sink with drainer, integrated appliances and splashback tiles. Ample worktop space, window to the rear and an external door to the rear.

#### Shower Room 3'4" x 7'5"

Three piece suite comprising of a hand wash basin, low flush WC and a shower.

#### Bedroom Three/Reception Room

9'10" x 10'5"

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

#### Landing

Window to the side elevation and leading access into;

#### Bedroom One 10'5" x 13'5"

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

#### Bedroom Two 10'0" x 10'5"

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

#### Bedroom Four 9'3" x 8'0"

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

#### WC

Fitted with a hand wash basin and a low flush WC.

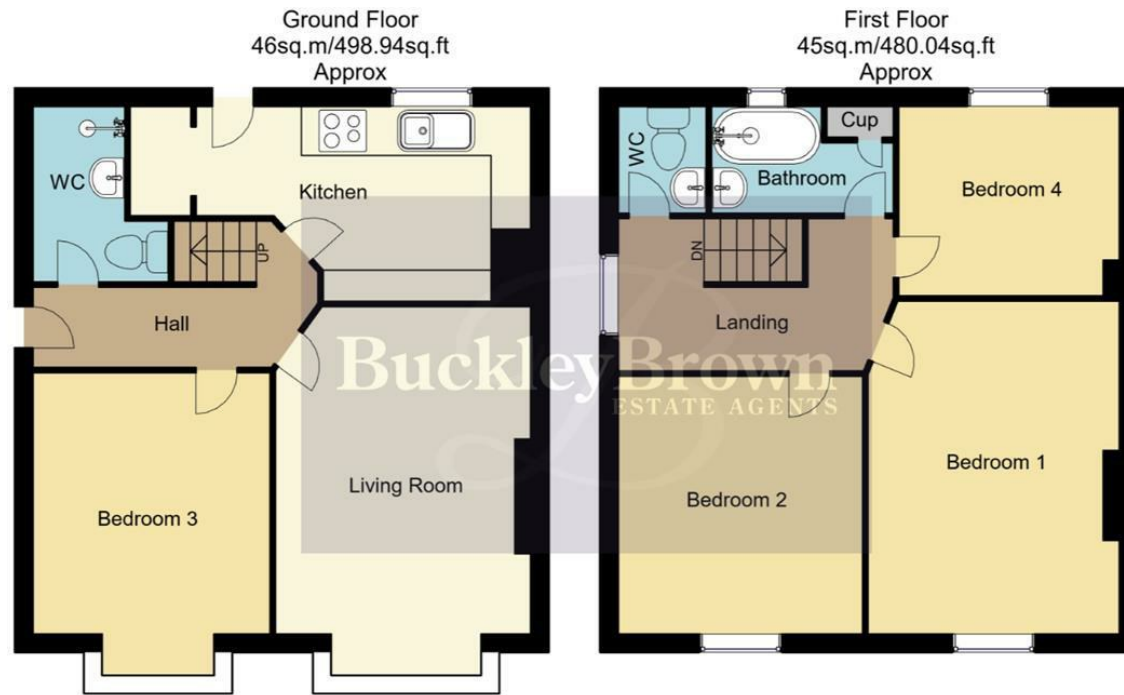
#### Bathroom

Fitted with a hand wash basin and a bath with an overhead shower. Window to the rear.

#### Outside

Low maintenance frontage with hedge surround providing a sense of privacy. The rear garden is mainly laid to lawn, mature shrubs and fence surround.





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>			87
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		44	
(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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