



£230,000 Freehold

28 BOOTH AVENUE | PLEASLEY | MANSFIELD | NG19 7TE

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A COMFORTABLE AND CALM RESIDENCE. Situated on Booth Avenue in the charming village of Pleasley, Mansfield, this delightful bungalow offers a perfect blend of comfort and convenience. The property is situated in a peaceful neighbourhood, making it an ideal retreat for those seeking a tranquil lifestyle while still being close to local amenities and transport links.

Upon entering the bungalow, you are welcomed by a spacious hall that leads to the heart of the home. The open-plan kitchen and dining room create a warm and inviting atmosphere, perfect for entertaining family and friends. Adjacent to this space, the conservatory provides a lovely sitting area, bathed in natural light, where you can relax and enjoy views of the garden throughout the seasons.

The bungalow features two well-proportioned bedrooms, each offering a serene space for rest and relaxation. The bathroom is conveniently located, equipped with modern fixtures to cater to your daily needs, ensuring comfort and functionality.

Outside, the property boasts a charming garden that enhances the appeal of this lovely bungalow. The outdoor space is perfect for enjoying sunny days, whether you wish to cultivate a garden or simply unwind in the fresh air. With ample parking available, this bungalow truly offers a wonderful opportunity for those looking to settle in a peaceful yet accessible location.

Could this be the one for you? call up today to book your viewing. 01623 633633





Entrance Hall

Allowing access to;

Bedroom One 10'11" x 13'6"

A bright and beautifully presented bedroom, generously proportioned and featuring soft carpeted flooring, fitted wardrobes, and a central heating radiator. A charming bay window to the front elevation enhances the space, allowing for an abundance of natural light.

Bedroom Two 8'11" x 11'6"

A spacious and well-presented double bedroom, benefiting from carpeted flooring, a central heating radiator, and a bay window to the front elevation, creating a light and airy feel throughout.

Bathroom 7'11" x 6'5"

A well-appointed bathroom comprising a fitted bath with surrounding tiled walls, a vanity wash hand basin, and a WC. The space is finished with laminate flooring and a window to the side elevation.

Hallway

Internal hallway allowing access to;

Kitchen/Dining Room 12'8" x 11'6"

A well-designed and versatile space fitted with a range of wall and base units, with complementary work surfaces over, an inset sink and drainer, and a range cooker with extractor hood above. There is space for a washing machine, along with an integrated fridge and freezer. The room is thoughtfully divided into distinct areas, featuring laminate flooring to the kitchen

section and a carpeted dining area with ample space for a family table. Additional features include a window to the side elevation and a feature internal wooden feature window overlooking the seating area.

Conservatory/Sitting Room 19'6" x 11'11"

Situated at the rear of the property, this spacious and inviting room provides the perfect setting to relax. It features carpeted flooring, feature wooden beams to the ceiling, and a central heating radiator. Bi-fold doors open out onto the garden, seamlessly blending indoor and outdoor living.

Garage

Garage with space for a vehicle.

Outside

To the front is a large driveway with space for multiple vehicles. To the rear is a well-maintained lawn with a patio perfect for outdoor dining.





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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		57	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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