



Offers Over £160,000 Freehold

145 WESTFIELD LANE | | MANSFIELD | NG19 6BA

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ESTATE AGENTS

ONE TO ADORE! Nestled in the charming area of Westfield Lane, Mansfield, this delightful semi-detached house offers spacious ground floor living, three well-proportioned bedrooms, and a generous rear garden. Conveniently located close to local shops, schools, transport links, and a range of amenities, it combines comfort with convenience. This property is without a doubt ideal for families, first-time buyers, or those looking to upsize.

The ground floor features a spacious lounge, complete with a feature log burner, creating a warm and cosy focal point—perfect for relaxing evenings or entertaining. Next door is a well-proportioned modern kitchen, offering space for integrated appliances. The property also benefits from the added bonus of a rear porch/conservatory area, providing additional versatile space. While ensuring a sense of tranquillity.

To the first floor, you will find three well-sized neutral bedrooms, all finished with modern decor. Just off the landing is a modern white tiled family bathroom, creating a clean and bright space that allows buyers to move straight in and make the space their own,

Externally, the property offers an enclosed rear garden designed to be low maintenance, designed for ease of upkeep while still providing a private outdoor space to relax, entertain, or enjoy year-round without the need for extensive gardening.

Not to mention this property also benefits from a handy cellar.

Early viewing is highly recommended to fully appreciate the accommodation on offer.





Hall

Leading access into

Lounge 13'0" x 14'9"

Offering carpeted flooring, central heating radiator, fully working log burner fireplace and a bay window to front elevation.

Kitchen 12'4" x 9'9"

Complete with units and complimentary work surface above, large oven with gas hob and extractor above. There is also space and plumbing for essential appliances, access to porch, window to side elevation.

Conservatory/Porch 12'4" x 2'9"

With the added bonus of additional storage, windows to the rear and access to the rear garden.

First Floor Landing

Giving access to;

Bedroom One 10'1" x 9'1"

Complete with carpet flooring, window to front elevation, central heating radiator.

Bathroom 10'1" x 5'1"

Complete with a three piece suite comprising of tiled bath, hand wash basin and low flush WC. There is a central heating radiator and window to rear elevation.

Bathroom Two 11'4" x 9'9"

Offering carpeted flooring, central heating radiator and a bay window to front elevation.

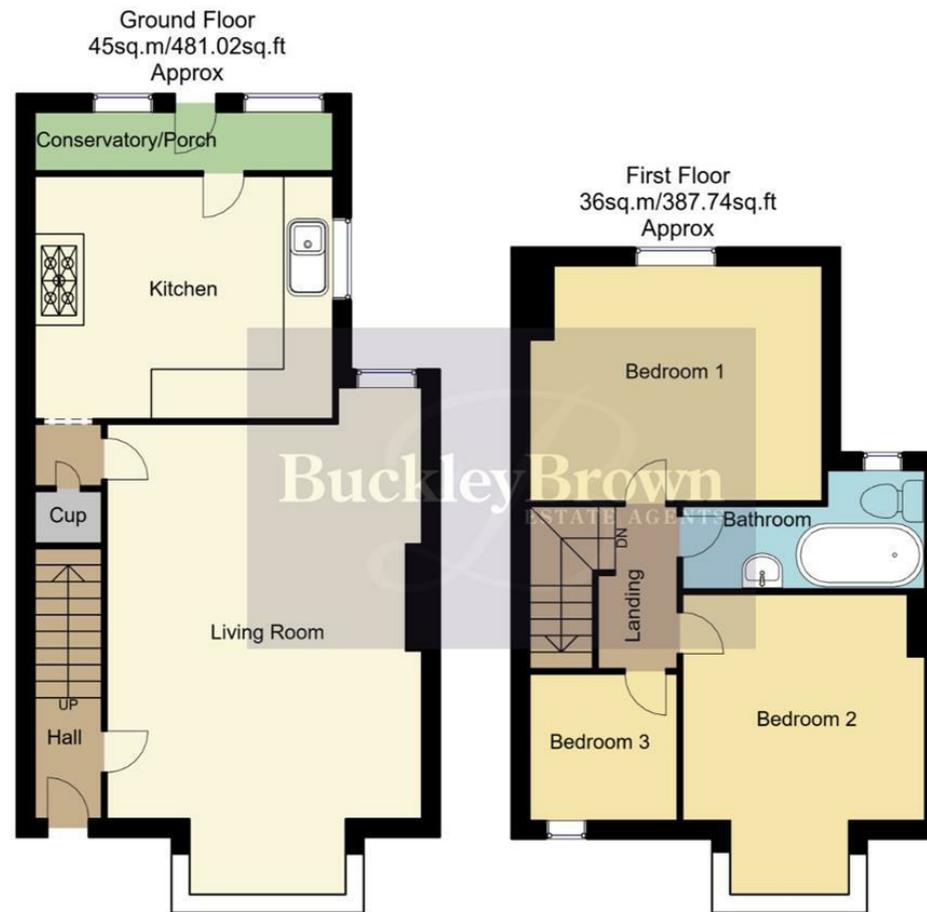
Bedroom Three 6'2" x 5'9"

Offering carpeted flooring, central heating radiator and a window to front elevation.

Outside

To the front there is a hard standing area to the front elevation. There is also an enclosed, low maintenance rear garden to enjoy all year round.





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) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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