



£150,000 Freehold

7 NEW LINDEN STREET | SHIREBROOK | MANSFIELD | NG20 8TJ

**BuckleyBrown**  
ESTATE AGENTS

**YOUR NEXT MOVE.** Nestled in the charming area of New Linden Street, Shirebrook, Mansfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. The location is ideal for those seeking a peaceful neighbourhood while still being within easy reach of local amenities, schools, and transport links, making it a wonderful place to call home.

Upon entering the property, you are greeted by a spacious lounge that boasts a warm and inviting atmosphere for the whole family to enjoy. The well-appointed kitchen/dining room is functional and offers ample space for entertaining, making it perfect for entertaining family and friends. Complemented by french doors opening to the rear garden, bringing the outside inside.

Moving upstairs, you will find two generously sized bedrooms, each designed to maximise natural light and comfort. The bedrooms are versatile and can easily accommodate various furniture arrangements, allowing you to create your ideal space. The bathroom is conveniently located on this floor, featuring a clean, modern three piece suite.

Outside, the property benefits from a manageable garden space, ideal for those who prefer low maintenance living. This outdoor area offers potential for relaxation or small gatherings, providing a lovely spot to enjoy the fresh air. With its appealing features and excellent location, this semi-detached house is a fantastic opportunity for first-time buyers or growing families.

Call now to book a viewing!





### Hall

With access into;

### Lounge 10'11" x 12'7"

Spacious reception room with laminate flooring, central heating radiator and a bay window to the front elevation, allowing a wealth of natural daylight to flow through.

### Kitchen/Dining Room 14'1" x 10'2"

The kitchen area comes complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and decorative splashback tiles. Ample space for your desired furnishings complemented by dual aspect windows to the rear and side along with french doors opening to the rear garden.

### Landing

Window to the side elevation and leading access into;

### Bedroom One 14'2" x 11'1"

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

### Bedroom Two 7'9" x 12'0"

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

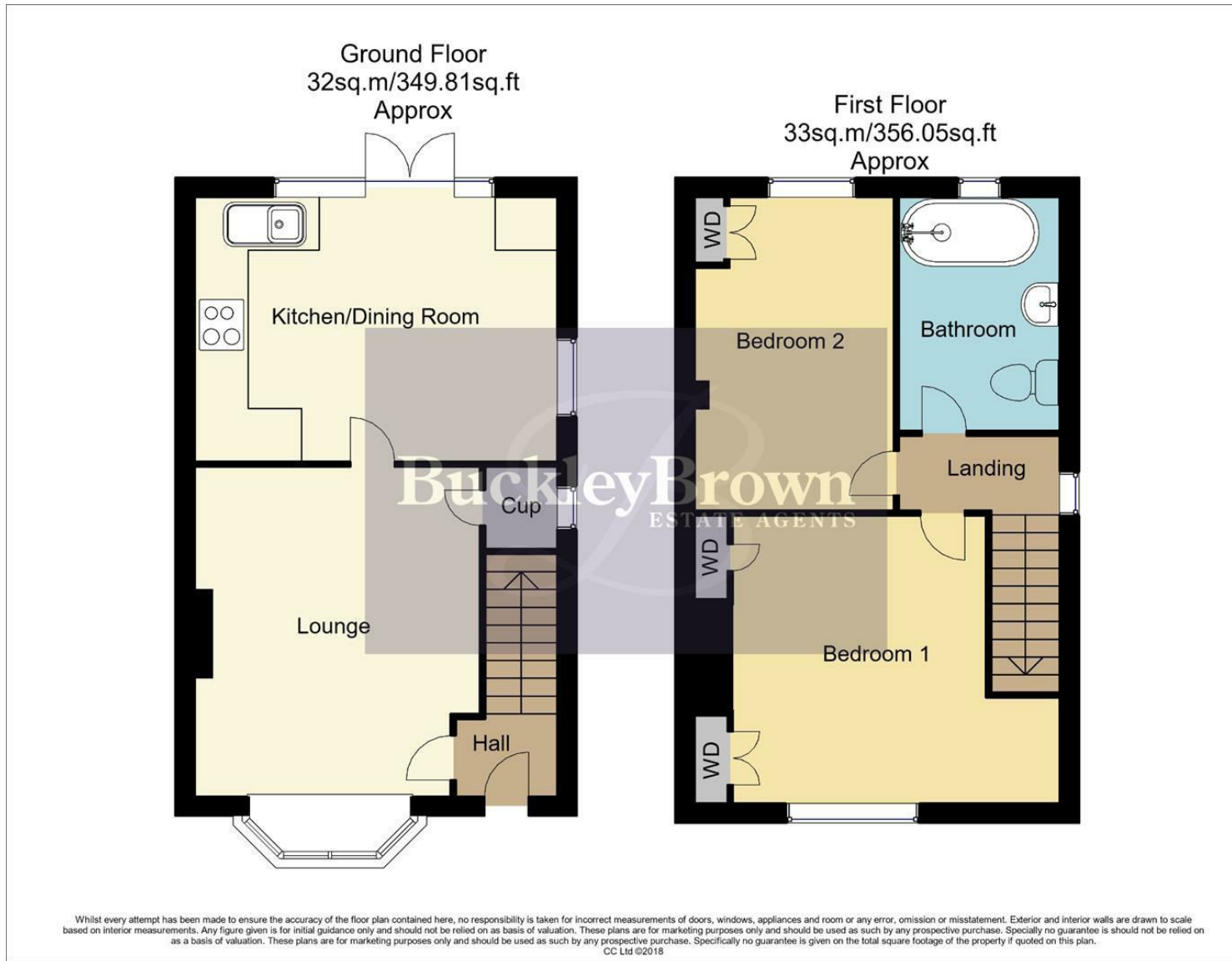
### Bathroom 5'10" x 9'1"

Modern three piece bathroom with a hand wash basin, low flush wc and a bath with an overhead shower for added convenience. Window to the rear elevation.

### Outside

Low maintenance frontage with a gravel area, private driveway and a gate leading down the side of the property. The rear garden offers an enclosed artificial lawn and patio seating area.





**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>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</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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