



£325,000 Freehold

6 GRINDLEFORD GRANGE | | MANSFIELD | NG18 3FX


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CHERISHED FAMILY HOME. This stunning detached house in the heart of Mansfield, offers a perfect blend of modern living and tranquil surroundings. The location is ideal for those seeking a peaceful retreat while still being within easy reach of local amenities and transport links.

Upon entering the property, you are greeted by a spacious hall that sets the tone for the rest of the home. The ground floor boasts a well-appointed kitchen and dining room, perfect for family gatherings and entertaining guests. Adjacent to the kitchen, you will find a practical utility room that adds convenience to daily chores. The inviting living room provides a comfortable space to relax, while a thoughtfully placed WC completes the ground floor layout, ensuring functionality for both residents and visitors.

Moving to the first floor, the property features four generously sized bedrooms, providing ample space for family or guests. The master bedroom benefits from an en-suite bathroom, offering a private sanctuary for relaxation. Additionally, there is a well-designed family bathroom that serves the other bedrooms, ensuring comfort and convenience for all.

Outside, the property is complemented by a lovely garden and beautiful views providing an ideal space for outdoor activities and enjoying the fresh air. The front of the house features attractive details that enhance its curb appeal, while the overall floor plan is designed to maximise space and light throughout. This delightful home in Grindleford Grange is a perfect choice for those seeking a modern, spacious residence in a charming setting.





Hall
Hallway leading to;

Kitchen/Dining Room 11'1" x 19'0"
Spacious kitchen area with matching cupboards and ample worktop space, with room for integrated appliances and more, including a breakfast bar/island. Features a tiled splashback, inset sink, and ample space for dining furniture. Windows to the front and rear elevations allow plenty of natural light, along with access to a separate utility area.

Utility 6'7" x 4'9"
Utility area with inset sink and worktop, space for appliances and door to the rear.

Living Room 11'1" x 19'1"
Spacious living room with carpeted

flooring, a central heating radiator, and a feature gas log burner. Double doors lead out to the rear garden.

WC 2'8" x 6'5"
Low flush WC with hand wash basin.

Landing
Landing leading to;

Bedroom One 9'7" x 11'11"
Spacious double bedroom with carpeted flooring, central heating radiator, and a window to the rear elevation allowing natural light. The room also benefits from a private en-suite.

En Suite 4'5" x 6'0"

Bedroom Two 11'7" x 7'0"
Well-proportioned bedroom with carpeted

flooring and central heating radiator. Two windows to the front elevation provide plenty of natural light.

Bedroom Three 11'7" x 7'0"
Comfortable bedroom with carpeted flooring and central heating radiator, featuring two windows to the front elevation.

Bedroom Four 7'11" x 11'6"
Bedroom with carpeted flooring and central heating radiator, with a window to the rear elevation.

Bathroom 7'4" x 6'0"
Three piece bathroom with bath, hand wash basin and low flush WC.

Storage/Garage
Garage with an additional storage area located at the rear, providing useful extra space. The storage area could also be used as a home office.

Outside
Lawned area to the front with on-street parking available, as well as a driveway in front of the garage. To the rear, there is a patio area, a separate decking area and lawn area, with views of woodland providing a sense of privacy.





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			86
(81-91) B		77	
(69-80) C			
(55-68) D			
(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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