



£185,000 Freehold

13 KENNEDY AVENUE | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9DQ

**BuckleyBrown**  
ESTATE AGENTS

HOME SWEET HOME!..Situated in the sought-after area of Mansfield Woodhouse, this charming home is ideally located close to local amenities, shops, and excellent transport links. Having been a much-loved home for many years, it is now ready for a new owner to put their own stamp on it. Offering plenty of potential, this is a property not to be missed.

The ground floor features a spacious open-plan living and dining area, perfect for modern family living. Benefitting from dual-aspect windows, the space is filled with natural light and provides ample room for a range of furnishings—ideal for both relaxing and entertaining. The kitchen is fitted with a range of matching cabinetry and work surfaces, along with space and plumbing for essential appliances. This flows seamlessly into the sunroom, which enjoys pleasant views over the rear garden.

Upstairs, there are three well-proportioned bedrooms, with bedrooms two and three benefitting from built-in wardrobes. The accommodation is completed by a contemporary shower room, comprising a walk-in shower, wash hand basin, and low-flush WC.

Externally, the property offers a driveway to the front leading to a garage, providing convenient off-street parking. A well-maintained lawn enhances the home's kerb appeal. To the rear, there is a delightful garden, predominantly laid to lawn and complemented by mature trees, shrubs, and established planting—creating a peaceful outdoor space to enjoy.





**Porch**  
Providing access to a storage cupboard and leading through to:

**Living Room 10'5" x 13'3"**  
Featuring a brick-built media wall with gas fire, window to the front elevation, central heating radiator, and carpeted flooring. Open plan to the dining room and housing stairs to the first-floor accommodation.

**Dining Room 8'6" x 8'7"**  
With a window to the rear elevation, carpeted flooring, central heating radiator, and doors leading to the kitchen.

**Kitchen 8'0" x 8'6"**  
Fitted with a range of matching cabinetry with work surfaces over, inset sink with mixer tap, space for a freestanding oven,

and space and plumbing for a washing machine. The room benefits from tiled walls and flooring, a window to the rear elevation, and a door leading to the sun room.

**Sun Room 8'2" x 7'5"**  
Enjoying views over the rear garden, with an internal door leading to the garage and an external door providing access to the garden.

**First Floor Landing**  
With a window to the side elevation, loft hatch, and access to:

**Bedroom One 10'0" x 12'4"**  
With a window to the front elevation, carpeted flooring, and central heating radiator.



**Bedroom Two 10'1" x 9'8"**  
With a window to the rear elevation, carpeted flooring, built-in wardrobe, and central heating radiator.

**Bedroom Three 6'5" x 8'6"**  
With a window to the front elevation, carpeted flooring, built-in wardrobe, and central heating radiator.

**Shower Room 6'3" x 5'5"**  
Fitted with a three-piece suite comprising a walk-in shower, wash hand basin, and low flush WC.

**Outside**  
The property boasts excellent kerb appeal, with a driveway providing off-street parking and access to the integral garage, alongside a well-maintained lawn with

mature plants and shrubbery. To the rear, there is a beautifully landscaped garden, predominantly laid to lawn and enhanced by mature trees, plants, and shrubs.





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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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