



£160,000

10 SHERWOOD CLOSE | | MANSFIELD | NG18 2NX

**BuckleyBrown**  
ESTATE AGENTS



HERE IT IS!...There is definitely more than meets the eye with this wonderful two-bedroom semi detached house! With a well laid out interior and homely decor, this house provides the perfect environment for adding your own stamp and creating your ideal home! Now we've got you interested, let's head inside...

As we step inside you will be welcomed into the spacious lounge perfect for cosy nights in. Moving through to the kitchen area which comes complete with a range of modern matching units and cabinets with inset sink and drainer and worktop space for all those kitchen appliances, everything you need to cook meals for the family! through the archway you will find the dining area with ample space for your desired dining furniture.

Now you've seen all the ground floor has to offer, let's take a walk upstairs where you will be just as impressed! From the landing, you'll have access to two well-sized bedrooms, all of which have been lovingly maintained and provide the perfect canvases for adding your own homely touches! The bathroom consists of a three piece suite including a bath, making this the perfect space to relax and unwind.

Outside hosts a very low-maintenance enclosed garden with a lawn area and patio. To the front hosts a driveway offering parking for one car and a garage. If this is the one for you, don't miss out! Call today to book a viewing!





#### Hallway

With access to the living room.

#### Living Room 12'2" x 15'11"

Cosy living room with laminate flooring, central heating radiator, and window to the front elevation.

#### Kitchen

Spacious kitchen with matching cabinets and ample work top space, integrated appliances such as an oven and gas hob, space for extra appliances, an inset sink and a window to the rear elevation along with a patio door to the garden.

#### Dining Room 7'8" x 19'9"

Open plan dining room following on from the kitchen, ample space for your desired dining furniture. Window to the front elevation and side elevation.

#### Landing

Landing leading into first floor rooms.

#### Bedroom One 12'2" x 9'9"

Master bedroom with carpeted flooring, central heating radiator and a window to the rear elevation. This bedroom also has a built in wardrobe.

#### Bedroom Two 8'11" x 9'6"

Bedroom Two is a spacious bedroom with a built in wardrobe and cupboard, central heating radiator and a window to the front elevation.

#### Garage

Spacious garage with room for vehicles or storage.

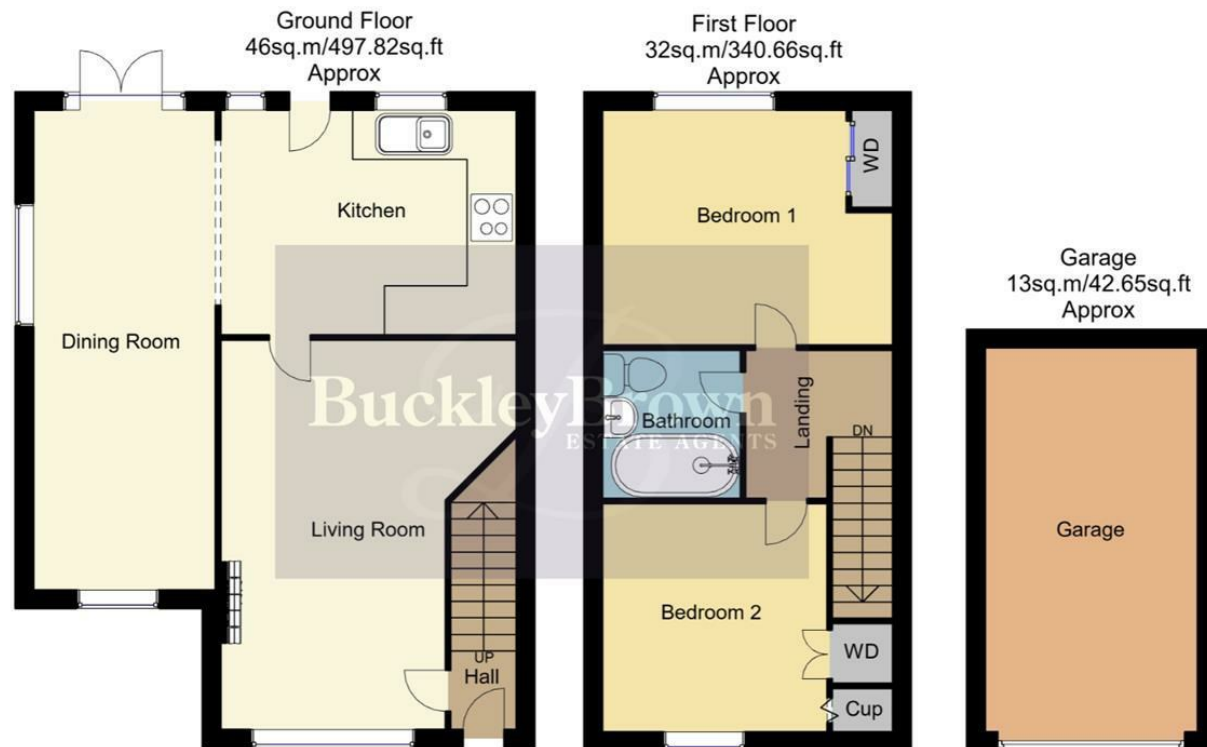
#### Outside



Front garden with space for parking and a garage, to the rear is a spacious well maintained private lawn area.







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) <b>A</b>                          |           | <b>82</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>66</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           | <b>G</b>  |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |



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