



£295,000 Freehold

12 GRINDLEFORD GRANGE | | MANSFIELD | NG18 3FX

**BuckleyBrown**  
ESTATE AGENTS



READY TO WELCOME YOU HOME...We are delighted to present this stunning four-bedroom family home, ideally located in the sought-after area of Mansfield. Offering a spacious and well-designed layout, this property is perfect for modern family living and is conveniently situated close to a range of local amenities.

The heart of the home is a stylish kitchen, featuring contemporary cabinetry, ample worktop space, and integrated appliances including a fridge freezer, oven, and more. Adjoining this is a generous dining room—ideal for entertaining guests or enjoying family meals.

The inviting living room boasts a sleek media wall, creating a modern yet cosy atmosphere—perfect for relaxing evenings in. A ground floor WC adds further convenience.

Upstairs, you'll find four well-proportioned bedrooms, including a luxurious master bedroom with its own en-suite shower room. The family bathroom is tastefully fitted with a white three-piece suite.

Externally, the property benefits from a private driveway, garage access, and a beautifully landscaped rear garden. With multiple seating areas and a well-maintained lawn, the outdoor space is ideal for both relaxing and socialising.

This home has been lovingly maintained by its current owners, and it truly shows.

Early viewing is highly recommended—don't miss out on this fantastic opportunity!







#### Entrance Hall

Allowing access to;

#### Living Room 12'7" x 17'5"

This beautifully presented and welcoming living room provides the perfect retreat to unwind after a long day. Featuring decorative wall panelling and a stylish built-in media wall with inset electric fire, the space combines comfort with modern design. A bay window to the front elevation floods the room with natural light, while laminate herringbone flooring and a central heating radiator complete the look.

#### Dining Room 8'3" x 10'7"

Accessed via a further hallway, the dining room is a versatile space that can easily adapt to your lifestyle – whether as a formal dining room, home office, or playroom. Finished with tiled flooring and French doors leading directly into the conservatory, the room offers both flexibility and charm.

#### Conservatory 9'6" x 10'6"

A fantastic addition to this family home, the conservatory boasts part brick walls and surrounding windows that provide panoramic views of the garden. With laminate flooring and French doors opening out to the rear garden, this space is perfect for relaxing, entertaining, or enjoying those long summer days and evenings.

#### WC 3'6" x 5'10"

The modern downstairs WC is finished to a high standard, comprising a vanity unit with inset wash hand basin, low-level WC, and central heating radiator. A side elevation window provides natural light, while the room is fully tiled for a sleek and practical finish.

#### Kitchen 10'10" x 11'10"

Complete with a range of matching wall and base units with complimentary work surface over, inset one and a half bowl sink with mixer tap over, integrated eye level oven and microwave, electric hob with extractor above, space and plumbing for essential appliances and integrated fridge freezer.

#### Landing

Allowing access to;

#### Bedroom One 10'11" x 12'4"

The master bedroom is a welcoming retreat, perfect for unwinding at the end of the day. Generous in size and comfortably accommodating a double bed, the room provides ample space for storage while maintaining a cosy atmosphere. Finished with carpeted flooring, a central heating radiator, and a front-facing window that adds natural light, this space is complemented by access to a private, modern ensuite.



#### EnSuite 3'2" x 8'8"

Accessed directly from the master bedroom, the ensuite is modern and stylish, finished with contemporary full-height tiling and tiled flooring. The space features a sleek walk-in shower cubicle, a vanity unit with wash hand basin, and a low-level WC. There is a window to the side elevation which allows natural light to brighten the room, and a chrome heated towel rail adds both practicality and a touch of luxury.

#### Bedroom Two 8'3" x 12'11"

Bedroom two is a generously sized double, offering both comfort and light. A rear-facing window fills the room with brightness, while soft carpeted flooring creates a cosy, inviting feel. The space is completed with a central heating radiator.

#### Bedroom Three 8'7" x 12'6"

Bedroom three is another well-proportioned space, combining comfort with plenty of natural light from its front-facing window. Soft carpeted flooring enhances the cosy feel, while decorative wall panelling adds a stylish touch. The room is completed with a central heating radiator.

#### Bedroom Four 8'0" x 8'3"

Bedroom four is a surprisingly generous size for a fourth bedroom, offering versatility to suit a variety of needs.

Finished with soft carpeted flooring, a central heating radiator, and a rear-facing window that brings in natural light, it's an ideal space for a bedroom, nursery, or home office.

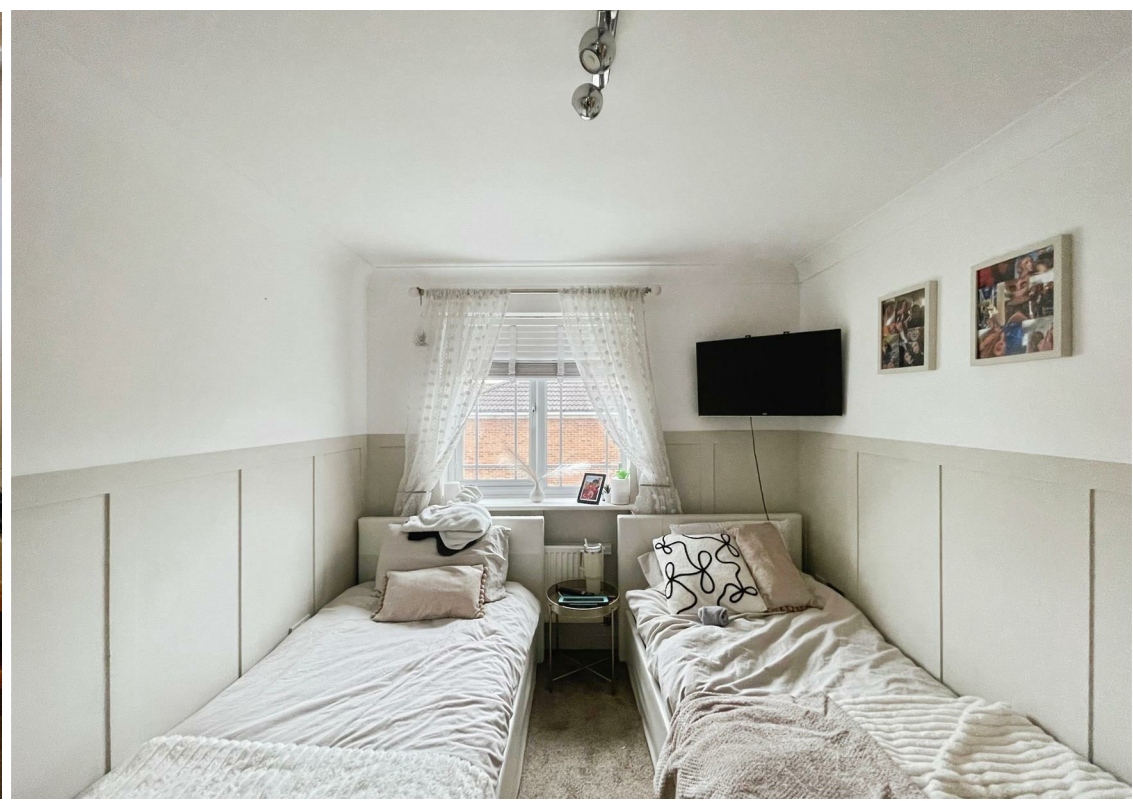
#### Bathroom 8'7" x 7'3"

The family bathroom is modern and stylish, perfectly in keeping with the home's contemporary theme. Fully tiled for a sleek finish, it features a built-in bath, vanity unit with inset sink, and a low-level WC. A chrome heated towel rail adds a touch of luxury, while a side-facing window allows natural light to complete the space.

#### Outside

To the front of the property there is a driveway providing off street parking for two cars and access to the garage. To the rear of the property there is a lovely landscaped garden with dedicated seating areas and steps leading to a well maintained lawn.







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		
(81-91) B		
(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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