



Offers In The Region Of £375,000 Freehold

14 RACECOURSE ROAD | | MANSFIELD | NG18 4EZ



## STANDING PROUD!..

This stunning five-bedroom detached property is truly an amazing find. Boasting a well-presented, spacious interior, this family home is a credit to its current owners who have maintained it to an exceptional standard throughout. The local area is equally as impressive too, benefitting from local shops, parks, bus stops, and a micro pub that are all within walking distance - perfect for families! Like what you hear? Let's take a look around..

The ground floor welcomes you to a beautiful living room that has been tastefully decorated in neutral tones, and benefits from a great bay window that allows a wealth of natural light to flow through wonderfully! There's a terrific converted dining room into bedroom with its own en suite just across the hall. The kitchen is complete with a superb range of high-gloss units and appliances, along with ample worktop space to cook up tasty meals. There's also a handy utility and WC leading off from here. Completing the floor is the excellent conservatory where you'll gain access to the rear garden. A wonderful setting for reading a book or catching up with friends.

Step up the solid oak staircase to the first floor where you'll be welcomed to four well-presented bedrooms. Each room offers lots of space and flexibility, with one even benefitting from its own stylish ensuite facility. What's not to love? The family bathroom can be found off the landing and comprises of a modern wet room.

The outside space will only continue to impress and presents you with a low-maintenance lawn, along with newly fitted patio and decked seating areas. There's a surrounding fence for additional privacy, perfect for enjoying quality time with friends and family. The front of the property also benefits from a well-maintained lawn with mature trees, alongside a private double driveway that allows space for off-road parking.





#### Entrance Hall

With central heating radiator, solid oak staircase leading up to the first floor and access into;

#### Living Room

With laminate flooring, two central heating radiators, storage cupboard, bay window to the front elevation and access into both the kitchen and conservatory.

#### Bedroom Five

With laminate flooring, central heating radiator, window to the front elevation and a door leading outside and access to its own en suite.

#### En Suite

Three piece en suite with shower, low flush WC and hand wash basin.

#### Kitchen

Complete with an excellent range of modern high-gloss wall and base units with complementary worktop over, inset sink and

drainer with mixer tap, tiled splash backs, freestanding double oven with hob and extractor fan above, integrated dishwasher, laminate flooring, window to the rear elevation and open access into;

#### Utility

With space and plumbing for a washing machine, laminate flooring, a door leading outside and access into;

#### WC

Complete with a low flush WC, vanity hand wash basin, chrome heated towel rail and opaque window to the rear elevation.

#### Conservatory

With laminate flooring, windows overlooking the rear garden and double doors leading outside.

#### Landing

With fitted carpets, loft access and access into;

#### Bedroom One

With central heating radiator and window to the front elevation.

#### Bedroom Two

With central heating radiator, window to the front elevation and access into a private ensuite facility.

#### Ensuite

Complete with a fitted shower cubicle, low flush WC, vanity hand wash basin, chrome heated towel rail, downlights, and opaque window to the front elevation.

#### Bedroom Three

With central heating radiator and window to the rear elevation.

#### Bedroom Four

With central heating radiator and window to the rear elevation.

#### Wetroom

Complete with a walk in shower, low flush WC and hand wash basin.

#### Outside

Featuring a wonderfully presented garden to the rear with low-maintenance lawn, patio and decked seating areas, and a surrounding fence for additional privacy. To the front of the property is a private driveway allowing space for off-road parking, alongside a low-maintenance lawn with mature trees.





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 purchaser. 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.  
CC Ltd ©2018

**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>			
(55-68) <b>D</b>			
(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	

14 RACECOURSE ROAD  
MANSFIELD  
NG18 4EZ



## BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

[www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

**BuckleyBrown**  
ESTATE AGENTS

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.