



Offers Over £120,000 Freehold

27 MAUNLEIGH | FOREST TOWN | MANSFIELD | NG19 0PP

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ESTATE AGENTS

A CHANCE TO MODERNISE AND ADD VALUE TO THIS FAMILY HOME... in the charming area of Maunleigh, Forest Town, Mansfield, this link semi-detached house presents a wonderful opportunity for those looking to invest in a property with potential. While the home requires some work and modernisation, its location offers a peaceful residential setting, making it an ideal choice for families or first-time buyers seeking to create their dream home.

Upon entering the ground floor, you will find a spacious kitchen that invites creativity and personal touch. The living room, featuring striking floating stairs, provides a welcoming atmosphere for relaxation and entertaining. Additionally, the conservatory offers a delightful space to enjoy the garden views, perfect for soaking up the sun or hosting gatherings with friends and family.

Moving to the first floor, the property boasts two well-proportioned bedrooms, each offering ample space for furnishings and personalisation. The bathroom, while in need of some updating, provides a functional area for daily routines, making it a practical addition to the home.

Outside, the property features a front driveway with parking for one vehicle, along with a garage for additional storage or potential use as a workshop. The rear garden, although requiring some maintenance, holds great promise with ample space for a large garden, allowing for the creation of a beautiful outdoor retreat. This property is a blank canvas, ready for you to transform it into a stunning home that reflects your style and vision.





#### Kitchen 12'3" x 7'0"

Wooden flooring, matching kitchen cabinets with ample worktop space above, and space for integrated appliances. A window to the front elevation provides natural light, along with the entrance door to the property.

#### Living Room 12'3" x 15'10"

Wooden flooring with a central heating radiator, a striking floating staircase rising to the first floor, and sliding doors opening into the rear conservatory, allowing for an abundance of natural light and a seamless flow between living spaces.

#### Conservatory 11'4" x 7'8"

Surrounding brick wall with central heating radiator and patio door to the rear garden.

#### Landing

Landing leading to the first floor.

#### Bedroom One 12'2" x 8'0"

Carpeted bedroom with central heating radiator and window to the rear elevation.

#### Bedroom Two 12'2" x 6'11"

Carpeted bedroom with central heating radiator and window to the front elevation.

#### Bathroom 4'6" x 7'3"

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

#### Garage 8'1" x 16'6"

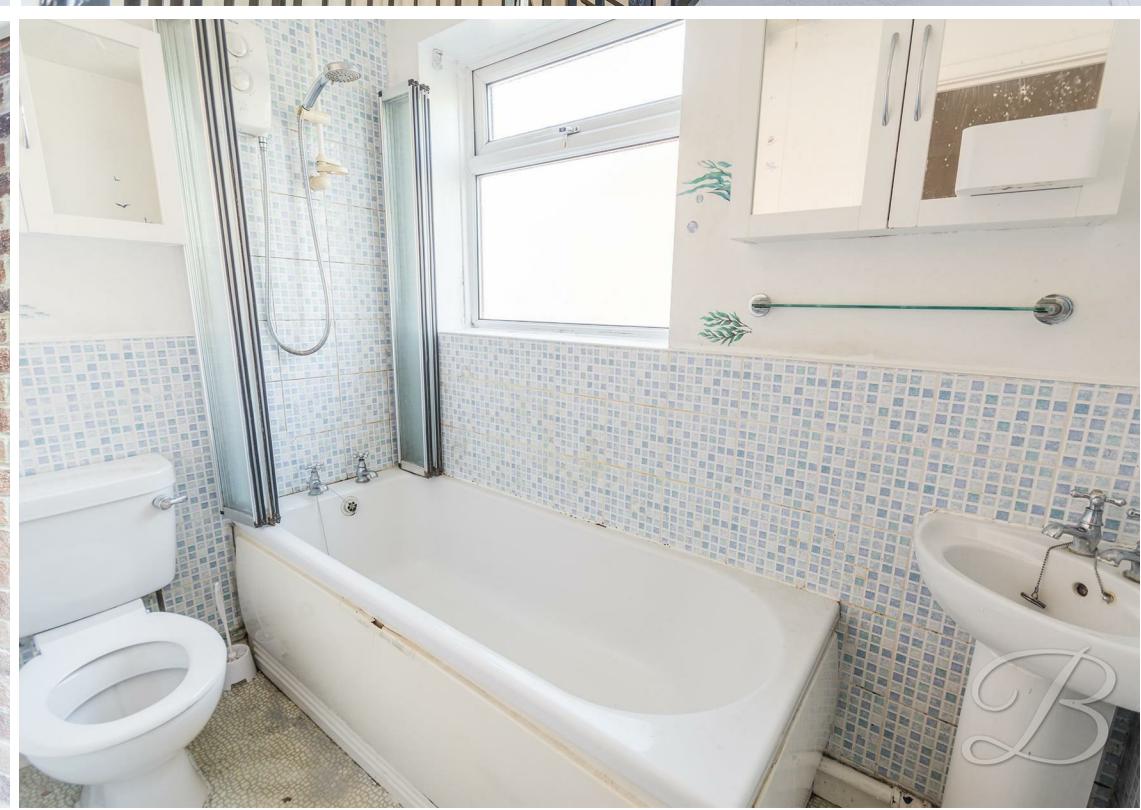
Spacious garage with ample room for a vehicle/storage/tools.

#### Outside

Driveway to the front elevation along with



a garage. To the rear is a spacious raised 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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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.

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