



£195,000

Big Barn Lane, Mansfield,



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"This three-bedroom semi-detached home benefits from superb gardens and offers clear potential, though it would benefit from modernisation and improvement throughout, making it an ideal opportunity for those looking to add value."

- Jon, Director



## A PROPERTY WITH POTENTIAL IN A WELL ESTABLISHED LOCATION

*This three-bedroom semi-detached property is situated within a popular residential area and benefits from a good-sized garden to the rear.*

The accommodation is well laid out and offers a practical living space, although the property would now benefit from a programme of modernisation and updating throughout. It presents a straightforward opportunity for buyers looking to improve a home to their own taste and specification, with scope to enhance both the internal condition and external presentation. Overall, it is a property with potential, set in a well-established location with useful outdoor space.



## THE FINAL DETAILS

*The ground floor is accessed via a welcoming porch which leads into a spacious and well-presented hallway, setting the tone for the rest of the home.*

The living accommodation includes a bright and generously sized living room featuring a focal point fireplace, which flows effortlessly into the open-plan dining room, creating an ideal space for both everyday living and entertaining. From the dining area, sliding doors open into a conservatory, offering a further versatile reception space with views over the rear garden. The ground floor is completed by a well-appointed kitchen with a practical layout.

To the first floor, the property provides three well-proportioned bedrooms along with a family bathroom, all accessed from a central landing.

Externally, the front of the property benefits from a generous driveway providing ample off-road parking and access to a garage. To the rear, there is a beautifully maintained garden, mainly laid to lawn, complemented by a patio seating area which is perfect for outdoor dining and relaxation throughout the warmer months.





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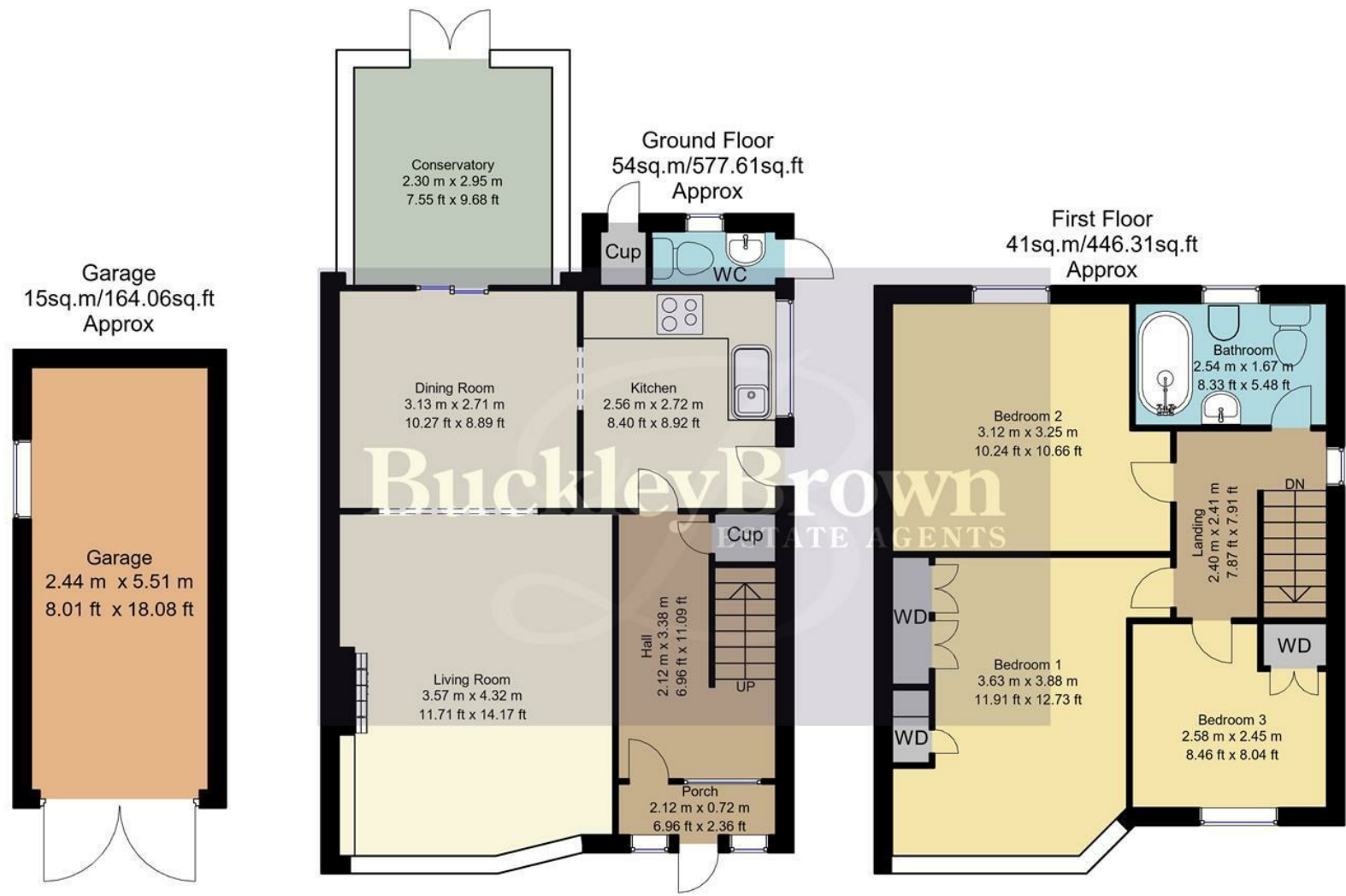


## LIFE IN MANSFIELD

*Mansfield is a well-established and vibrant market town set in the heart of Nottinghamshire, offering a blend of rich heritage, modern amenities and excellent connectivity. As one of the largest towns in the county, it provides a lively yet accessible setting that appeals to a wide range of buyers seeking both convenience and community.*

The town itself benefits from a strong sense of local identity, centred around its historic market square, which continues to host regular markets and community events. Residents enjoy access to a wide variety of shops, supermarkets, restaurants and leisure facilities, including the popular Four Seasons Shopping Centre and a range of parks and recreational spaces. This mix of amenities makes Mansfield particularly attractive to families, professionals and retirees alike.





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.

## Key Features

Spacious hallway leading to bright living room and dining room

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Open plan flow with a conservatory

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Well appointed kitchen

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Generous private driveway with gated entrance

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Single integrated garage

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Rear garden with lawn and patio seating area

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Size

Approximately 1167 sq.ft

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Energy Performance Certificate (EPC)

Rating C

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Council Tax Band B

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