



Offers In The Region Of £180,000

LITTLE BARN LANE | | MANSFIELD | NG18 3JJ

**BuckleyBrown**  
ESTATE AGENTS

A MOVE-IN READY GEM!... Located within the sought after town of Mansfield, this well maintained two bedroom semi-detached home offers a haven of comfort, style, and convenience for first-time buyers and families alike. This property hosts the perfect blank canvas to make it your own. Let's see whats to offer...

Upon entry you will discover a hallway which first of all leads you to the living room. This room provides the perfect space to relax and unwind in front of the feature fireplace. Not to mention the bay front window allowing a wealth of natural daylight to flow through. The dining room offers ample space for all your desired furnishings. Next door is the kitchen which features a range of matching cabinetry and all essential integrated appliances to cook a lovely meal. Complemented by patio doors leading onto the rear garden, creating a seamless transition for summer get togethers.

Upstairs, you'll find two generous sized bedrooms, both with plenty of versatility to add your own stamp. Completing this charming home is a neutral bathroom just off the landing, including a three-piece suite.

Outside, the lovingly maintained garden and patio seating area lend themselves well to BBQ's in the summer months. The front hosts a driveway offering private off road parking. What's not to love? Call today and schedule your viewing!





#### Entrance Hallway

Accessible from the side elevation and further access to;

#### Living Room 12'1" x 14'1"

Light and airy reception room with a feature fireplace and a bay window to the front elevation.

#### Dining Room 10'0" x 11'4"

Ample furniture space with a built in storage cupboard found under the stairs.

#### Kitchen 12'0" x 12'9"

Complete with a range of matching cabinets, inset sink and drainer and integrated appliances. Window to the side, large storage cupboard and patio doors opening to the rear garden.

#### Landing

With leading access into;

#### Bedroom One 12'1" x 14'1"

With carpeted flooring, central heating radiator and a window to the front elevation.

#### Bedroom Two 7'9" x 11'4"

With carpeted flooring, central heating radiator, built in cupboard and a window to the rear elevation.

#### Bathroom 8'2" x 9'1"

Three piece suite comprising of a hand wash basin, low flush WC and a bath. Window to the rear elevation.

#### Outside

The front of this property offers a private driveway and access down the side. The rear garden comprises of an enclosed patio seating area leading onto a well established lawn area with fence surround.





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>68</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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## 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

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