



£155,000 Freehold

8A PUMP HOLLOW LANE | | MANSFIELD | NG18 3DU

**BuckleyBrown**  
ESTATE AGENTS



## A CHARACTERFUL HOME ARRANGED OVER THREE LEVELS...

Positioned on Pump Hollow Lane in Mansfield, this three-bedroom property offers a distinctive layout set across lower ground, middle and first floors, creating a sense of separation and well-defined living spaces.

The home can be entered via a porch on the lower ground floor, leading into a hallway that provides access to a useful store room and the garage, ideal for storage or secure parking. Stairs rise to the middle floor, where the main living accommodation is located.

The living room sits at the heart of the home on the middle floor and is positioned to the front elevation. With a feature fireplace and generous window, this space provides a comfortable setting for relaxing and entertaining. From the hallway, the kitchen is positioned to the rear, offering a functional layout with fitted units, work surfaces and space for appliances, complemented by natural light from the rear window. Built-in cupboards on this level add to the practicality of the space.

The first floor is dedicated to bedroom accommodation, offering three bedrooms that can adapt to a variety of needs, from family living to guest rooms or home working. The bathroom serves the floor and includes additional storage via an airing cupboard.

Externally, the front of the property features a lawned garden with a pathway, enclosed for privacy, while the garage provides valuable additional space to the rear.

A well-laid-out home in a convenient location, offering flexibility and character throughout. Viewing is recommended to appreciate the layout and potential on offer.





#### Porch

With access to;

#### Lower Ground Floor Hallway

With cupboard for additional storage and staircase leading to the ground floor

#### Living Room 9'3" x 17'3"

With feature fireplace and window to the front elevation

#### Ground Floor Hallway

With two built-in storage cupboards, stairs to the first floor landing and lower ground floor

#### Kitchen 9'9" x 10'8"

Complete with a range of matching units and cabinets with work surface over. Inset circular sink with drainer and mixer tap.

With space and plumbing for a range of appliances and there is a window to the rear elevation

#### First Floor Landing

With loft hatch and access to;

#### Bedroom One 10'1" x 10'11"

With fitted wardrobes and window to the front elevation

#### Bedroom Two 10'1" x 10'11"

With window to the rear elevation

#### Bedroom Three 6'11" x 9'6"

With window to the front elevation

#### Bathroom 7'0" x 8'2"

With panelled bath with electric Triton shower over, wash hand basin, low flush WC. Radiator, window to the rear elevation



and airing cupboard housing a gas fired Baxi combi boiler

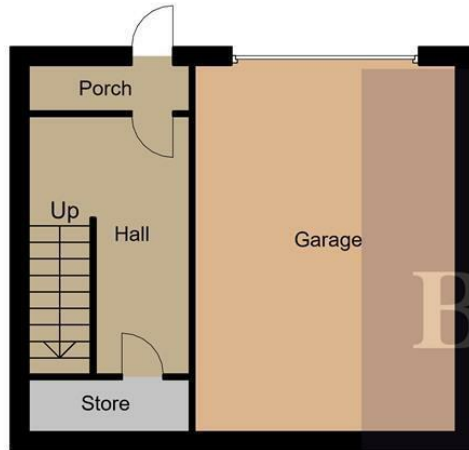
#### Outside

To the front you will find a neat garden laid to lawn with a pathway, enclosed on all sides by a fence. There is a garage to the rear of the property (3.30 x 4.67)





Lower Ground Floor  
27 sq.m / 295.81 sq.ft  
Approx.



Ground Floor  
43 sq.m / 464.28 sq.ft  
Approx.



First Floor  
43 sq.ft / 458.91 sq.ft  
Approx.



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>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>62</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			<b>G</b>
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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