



£1,800 Per Month

10 SKEGBY LANE | | MANSFIELD | NG19 6QR

**BuckleyBrown**  
ESTATE AGENTS

Nestled on Skegby Lane in the charming town of Mansfield, this semi-detached house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, making it an ideal setting for both quiet evenings and lively gatherings. Downstairs also has the added benefit of a downstairs WC.

Upstairs the property boasts from two well proportioned bedrooms and a third room perfect for a nursery or home office. Finishing the first floor with a modern family bathroom, finished to a high standard, ensuring that your daily routines are both comfortable and stylish.

Situated close to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Additionally, the property is conveniently located near several reputable schools, making it an excellent choice for families with children.

Please note that this includes a charge of £300 for gas, electricity, water, and council tax to the tenants which will be added to the tenant's monthly expenses. Please also note the Annexe is not included with this property.

This property presents a wonderful opportunity to enjoy modern living. If you are looking for a home that combines quality, space, and a prime location, this semi-detached house on Skegby Lane is certainly worth considering.









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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	74
(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	

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MANSFIELD  
NOTTINGHAMSHIRE  
NG19 6QR



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