



£160,000

15 HIBBERT ROAD | | MANSFIELD | NG18 2LX

**BuckleyBrown**  
ESTATE AGENTS

**MAKE IT YOUR OWN.** Situated on Hibbert Road in the welcoming town of Mansfield, this semi-detached house offers a perfect blend of character and modern living. Ideal for families or first-time buyers, it provides a comfortable home in a friendly neighbourhood.

Inside, a spacious hall leads to a generous living room—great for relaxing or entertaining. The kitchen offers plenty of space for cooking, and the ground-floor bathroom adds practicality for everyday living and has the added feature of a whirlpool bath.

Upstairs, three bright and airy bedrooms provide peaceful retreats for rest and relaxation.

Outside, a modest garden offers space for outdoor activities or enjoying the fresh air. The semi-detached layout gives a sense of privacy while remaining part of a vibrant community. This home on Hibbert Road is an excellent opportunity to embrace comfortable living in a sought-after location.

Call up today to speak to one of our friendly team and get a viewing booked in!  
01623 633633





### Hall

Hallway leading to;

### Living Room 14'6" x 16'10"

This inviting living room features laminate flooring throughout, a central heating radiator, and a charming feature fireplace. Natural light streams in through windows to both the front and rear elevations, creating a bright and airy atmosphere.

### Kitchen 10'5" x 11'7"

The kitchen features matching cabinets with ample worktop space, providing plenty of room for meal preparation. There's dedicated space for appliances, an inset sink, and a window overlooking the rear, complemented by a door leading directly to the garden. A central heating radiator completes this practical and bright space.

### Bathroom

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

### Landing

Landing leading to;

### Bedroom One 9'2" x 16'11"

The master bedroom offers generous proportions with laminate flooring and a central heating radiator. Natural light fills the room through windows to both the front and rear elevations, creating a bright and airy retreat.

### Bedroom Two 14'5" x 8'7"

A comfortable second bedroom featuring a window to the rear and a built-in wardrobe, providing both natural light and practical storage.

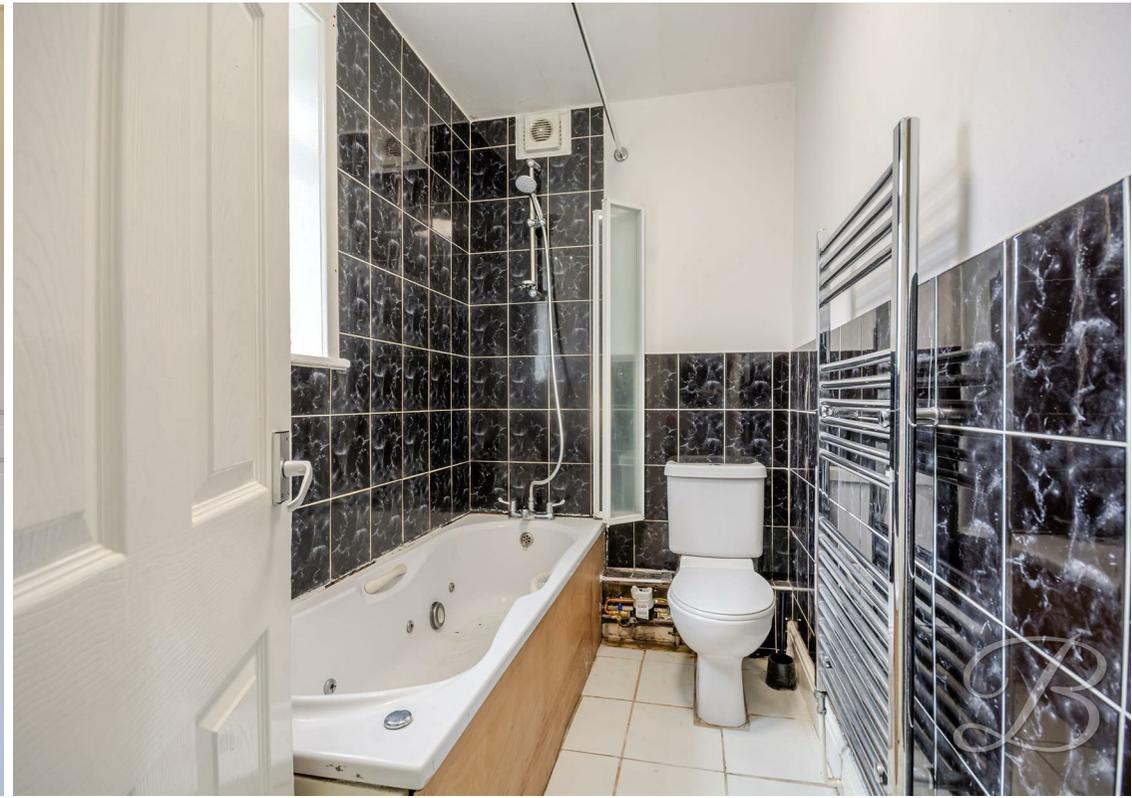


### Bedroom Three 8'3" x 7'11"

The third bedroom enjoys a rear-facing window and is perfectly suited as a nursery, home office, or additional guest room.

### Outside

To the front, the property features a lawn area and convenient on-street parking. The rear garden offers a patio area leading onto a lawn, providing a pleasant space for outdoor entertaining or relaxing.





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. Specially 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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		71	77
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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