



£160,000 Freehold

87 LEEMING LANE SOUTH | MANSFIELD WOODHOUSE | MANSFIELD | NG19 9BD

**BuckleyBrown**  
ESTATE AGENTS

## CONTEMPORARY LIVING!...

Welcome to this stunning four-bedroom, three-storey end-terrace property, located in the highly desirable area of Mansfield Woodhouse. Recently renovated to a high standard, this home offers modern finishes, spacious living areas, and a versatile layout, making it an ideal choice for growing families or anyone seeking a stylish move-in ready home.

Stepping inside, you are greeted by a welcoming hallway that flows into a spacious living room, offering plenty of natural light and ample room for relaxation. A separate dining room provides an ideal space for family meals or entertaining, while the modern kitchen has been thoughtfully designed with sleek cabinetry, quality fittings, and excellent workspace, making it both practical and stylish.

The first floor accommodates two well-proportioned bedrooms alongside a contemporary family bathroom, finished to a high standard. The top floor adds two further bedrooms, offering versatility as additional bedrooms, a home office, or a playroom. Completing the internal layout is a cellar, providing valuable extra storage or potential for use as a hobby space, fitness area, or workshop.

Externally, the property is equally appealing. A private driveway offers off-street parking for two vehicles, while the rear garden has been finished in a low-maintenance stone design—practical and versatile, with potential to personalise with seating or potted plants.

Call today to arrange a viewing!!!





#### Entrance Hall

With access into;

#### Living Room 12'11" x 11'8"

With carpeted flooring, central heating radiator and windows to the front and side elevation.

#### Dining Room 14'2" x 8'3"

With carpeted flooring and windows to the rear and side elevations.

#### Kitchen 7'2" x 11'3"

Complete with a range matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, electric hob with hood over and space for appliances. With a window and door to the side elevation.

#### Cellar 12'10" x 11'8"

With ample storage space.

#### Landing

With access into;

#### Bedroom One 13'0" x 11'9"

With carpeted flooring, central heating radiator and windows to the front and side elevation.

#### Bedroom Two 11'1" x 9'4"

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

#### Bathroom 7'3" x 10'4"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the rear elevation.

#### Landing

With access into;



#### Bedroom Three 11'3" x 10'11"

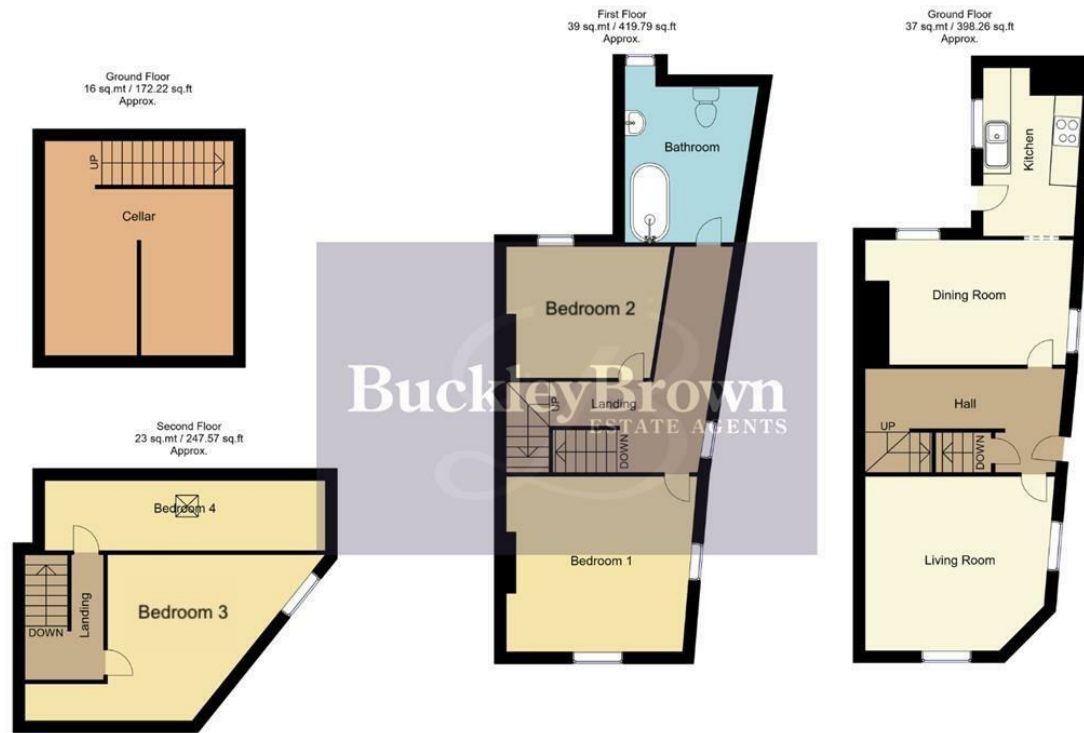
With carpeted flooring, central heating radiator and a window to the side elevation.

#### Bedroom Four 18'9" x 5'3"

#### Outside

The property benefits from a private driveway with parking for two vehicles, ensuring convenience for modern living. To the rear, the low-maintenance garden is finished with stone, offering a practical outdoor space.





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>		76	80
(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			
<b>England &amp; Wales</b>		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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