



£220,000 Freehold

172 EGMANTON ROAD | MEDEN VALE | MANSFIELD | NG20 9QB

**BuckleyBrown**  
ESTATE AGENTS



ELEVATED EVERYDAY LIVING!!!!...Set along Egmonton Road in Meden Vale, this attractive three-storey end town house offers a welcoming blend of style, space, and flexibility, making it well suited to modern family life or those seeking a home with versatile accommodation.

On the ground floor, the property opens into an inviting entrance hall that leads through to a sociable living space designed with a contemporary bar-style layout. With bar stool seating and useful built-in storage, this area creates a relaxed setting for entertaining or unwinding at the end of the day, complemented by the convenience of a ground floor WC.

The first floor provides the main living accommodation, where a comfortable living room to the front offers a calm and cosy retreat. To the rear, the kitchen is both stylish and functional, finished with hardwood flooring, sleek high-gloss units, integrated appliances, and ample workspace. There is plenty of room for a dining table, making it a natural place for family meals or gatherings, while an additional storage room adds to the home's practicality.

Rising to the second floor, you will find three well-proportioned bedrooms, each offering flexible space and useful storage options. The family bathroom completes this level, fitted with a modern three-piece suite including a bath with overhead shower and enjoying natural light from the rear.

Outside, the property continues to impress with off-street parking for two vehicles to the front along with an integral garage. To the rear, a well-maintained garden with a lawn and patio area provides a pleasant outdoor space, ideal for relaxing, entertaining, or enjoying warmer months.

Not to mention this property also benefits from planning permission.

This is a well-balanced home offering generous living space across three floors, perfectly positioned for convenient everyday living.

Call now to find out more. 01623 633 633





**Hall 12'5" x 6'10"**

Access to;

**Living Room 11'11" x 10'11"**

Laminate flooring, bar stool seating, central heating radiator, additional storage cupboard and a window to the rear.

**WC 6'6" x 5'6"**

Two-piece suite with low flush toilet, hand wash basin and a window to the rear.

**Living Room 16'0" x 15'5"**

Carpeted flooring, central heating radiator and a large window to the front.

**Kitchen 13'2" x 11'3"**

Hardwood flooring, high gloss storage cupboard with work surfaces above, integrated appliances such as oven and hand

wash basin, electric hob with extractor fan above, additional storage room, an area to host a dining table and a large window to the rear.

**Landing**

Access to;

**Bedroom One 9'3" x 13'5"**

Carpeted flooring, central heating radiator, additional storage cupboard and a window to the front.

**Bedroom Two 9'4" x 10'5"**

Carpeted flooring, central heating radiator, additional storage cupboard and a window to the rear.

**Bedroom Three 6'4" x 10'9"**

Carpeted flooring, built-in storage cupboard, central heating radiator and a window to the front.



**Bathroom 6'4" x 6'4"**

Three-piece suite with low flush toilet, hand wash basin, a bath with overhead shower and a window to the rear.

**Garage 9'3" x 15'5"**

Integral garage with electric.

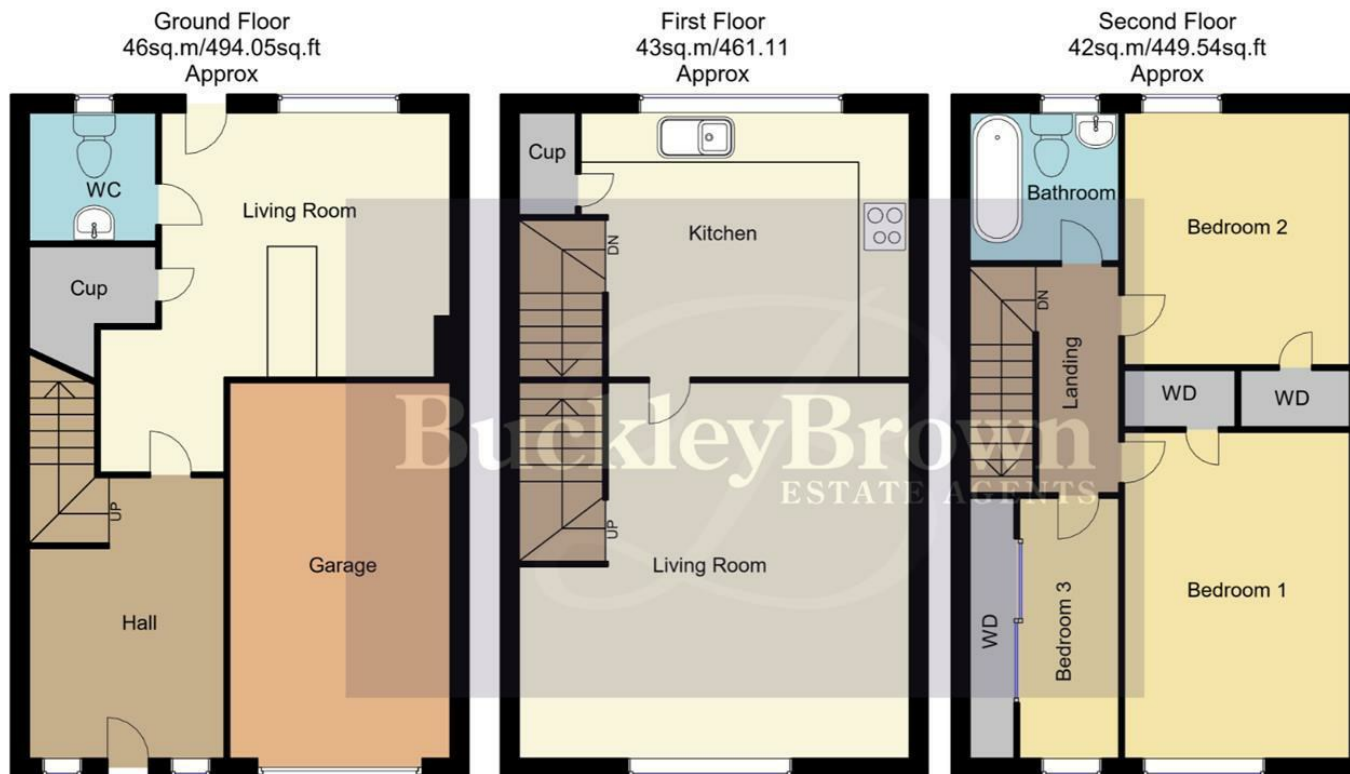
**Outside**

To the front offers off-street parking for two vehicles and the rear is a well maintained lawn and patio area. Not to mention there is planning permission towards the end of the garage.









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>		
(39-54) <b>E</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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MANSFIELD  
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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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