



John
Sankey



32 Broomhill Lane, Mansfield

Offers In The Region Of £115,000 Freehold

WELL PRESENTED END TERRACE HOME • TWO DOUBLE BEDROOMS BOTH WITH FITTED WARDROBES • TWO RECEPTION ROOMS • SPACIOUS BATHROOM SUITE • NO UPWARD CHAIN • PERFECT FIRST TIME BUYER HOME OR INVESTMENT OPPORTUNITY



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Living Room

11' 9" x 11' 5" (3.58m x 3.48m)

Accessed via a UPVC double glazed door, the living room is a welcoming space filled with natural light from the front-facing UPVC double glazed window. A central electric fire creates a cosy focal point, deep feature skirting boards and laminate flooring. The space also benefits from a central heating radiator and power points, with an internal door leading through to the dining room.

Dining Room

12' 7" x 11' 9" (3.84m x 3.58m)

A versatile area ideal for entertaining, the dining room features the same laminate flooring that flows from the lounge.

Comfortably accommodating 6–8 diners, this room also has an electric fire centrepiece. An understairs storage cupboard provides practical solutions, while the UPVC double glazed window to the rear brings in natural light. There is access to both the staircase to the first floor and the kitchen via internal doors.

Kitchen

11' 8" x 6' 11" (3.56m x 2.11m)

The kitchen is fitted with a range of wall and base units and includes a freestanding cooker, which is to be included within the sale –an added bonus for first-time buyers. There is also space and plumbing for a washing machine, a fitted extractor hood, and a UPVC double glazed window and side door providing direct access to the rear garden. Laminate flooring continues the theme of easy maintenance.

First Floor

Bedroom No. 1

11' 9" x 11' 5" (3.58m x 3.48m)

Positioned at the front of the property, the main bedroom is a generous double room featuring fitted wardrobes with sliding mirrored doors, offering plenty of storage. A UPVC double glazed window provides natural light, while a central heating radiator and power points complete the room.

Bedroom No. 2

12' 7" x 9' 1" (3.84m x 2.77m)

Another well-proportioned double bedroom, this room is situated to the rear of the home and enjoys garden views through a UPVC double glazed window. Matching bedroom one, it includes fitted wardrobes with sliding mirrored doors, as well as a central heating radiator and power points.

Bathroom

This spacious bathroom is fitted with a three-piece suite comprising a low flush WC, pedestal sink, and panelled bath with a mains-fed shower over. A useful built-in cupboard houses the hot water cylinder while providing additional storage. The room is finished with a central heating radiator and a UPVC double glazed window to the rear.

Outside:

The rear garden has been landscaped with ease of maintenance in mind, featuring a paved patio area ideal for outdoor seating. There is also the benefit of an external WC and a separate storeroom with both power and lighting—perfect for additional storage.

Additional Information

Tenure: Freehold

Council Tax Band: A

Mobile/Broadband Coverage Checker visit:
www.ofcom.org.uk then click mobile & broadband checker.

