



Leeming Lane North
Mansfield Woodhouse MANSFIELD

burchell
edwards

Leeming Lane North Mansfield Woodhouse MANSFIELD NG19 9EX

for sale guide price
£135,000



Property Description

Positioned on sought-after Leeming Lane North in Mansfield Woodhouse, this three-bedroom semi-detached property presents a promising investment opportunity with no upward chain. Offering generous living space across two floors, the ground level includes a comfortable lounge, practical kitchen, and a full bathroom, while the upper floor hosts three bedrooms and a convenient WC—ideal for rental versatility.

Externally, the property benefits from low-maintenance features that enhance its appeal and functionality. A concrete driveway provides secure off-road parking, complemented by a loose stone frontage bordered with a half-height brick wall. The rear garden adds significant value with lawn, slabbed patio, raised stone section and decking—perfect for tenants or future resale potential. There's also a shed and direct access to the garage, offering additional storage or scope for workspace development.

With strong rental demand in the area and key amenities nearby, this property ticks the boxes for those looking to expand a portfolio or kick-start their journey as landlords. Ready to go with no chain attached, it's an ideal buy-to-let candidate with scope to add value over time.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer, or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability, and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Entry via UPVC door, double-glazed window to side, wall mounted radiator, finished with carpet flooring.

Lounge

15' 5" into bay window x 14' 9" recess + into chimney breast (4.70m into bay window x 4.50m recess + into chimney breast)

The lounge comprises of double-glazed bay window to front and window to side, wall mounted radiator, fitted cabinets, and carpeted flooring to finish.

Kitchen

8' 9" x 8' 10" + door recess (2.67m x 2.69m + door recess)

The kitchen includes matching wall and base mounted units, stainless steel sink and drainer, two double-glazed window and door to rear, and vinyl floor to finish.

Bathroom

The bathroom, situated on the ground floor, is finished with a ceramic toilet/sink, bath with shower off taps, double glazed window to rear, wall mounted radiator, tiled splashback, storage cupboard, and carpeted floor to finish.

First Floor Landing

First floor landing with double-glazed window to side, access to loft and carpet flooring to finish.

Bedroom One

10' 9" into recess x 14' 9" into recess (3.28m into recess x 4.50m into recess)

The master bedroom comprising of two double-glazed windows to front, wall mounted radiator, storage cupboard, with carpeted floor to finish.

Bedroom Two

8' 11" x 8' 10" (2.72m x 2.69m)

Bedroom two includes double-glazed window to rear, wall mounted radiator, and carpeted floor to finish.

Bedroom Three

5' 7" x 8' 10" (1.70m x 2.69m)

Bedroom three comprises of double-glazed window to rear, wall mounted radiator, and exposed floorboards to finish.

WC

Located on the first floor the WC consists of ceramic toilet and wooden panelled walls.

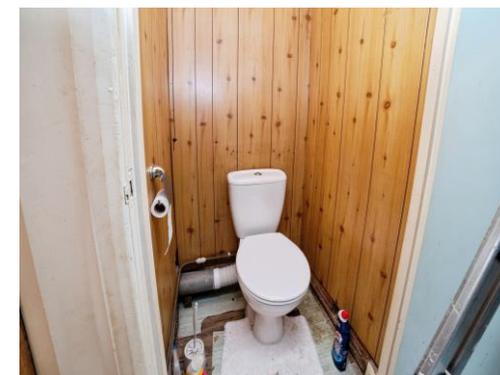
Externals

To the front of the property, you'll find concrete drive offering off street parking for up to three vehicles, loose stone frontage complete with half height brick wall boundary.

The rear garden is laid to lawn with large, slabbed patio area, decking and raised stone section, shed, outside tap, access to the garage through side door and all enclosed with fenced surround.

Garage

Unable to access to take measurements - Single Garage with up and over door entry and door to rear garden,









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Burchell Edwards on

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12 Albert Street
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EPC Rating: D Council Tax
 Band: B

Tenure: Freehold

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