



18 Lichfield Lane
Mansfield | Nottinghamshire | NG18 4RD

FINE & COUNTRY

- A Stunning Detached Family Home
- Enjoying Approximately 3000sq.ft of First-Class Accommodation
- Highly Desirable Locality Close to an Abundance of Local Amenities
- Breakfast Kitchen, Sitting Room, Dining Room, Garage/ Gym & Study
- 5 Double Bedrooms & 4 Bathrooms
- Circa 1/3 of an Acre of Beautifully Landscaped Gardens
- Purpose Built Garden Office/ Gym/ Games Room
- Substantial Gated Drive with Extensive Parking





STEP INSIDE

18 Lichfield Lane

THE PROPERTY

A beautifully presented detached family home situated within the highly regarded and sought-after area of Berry Hill, Mansfield. Located just a stones throw from the abundance of amenities which Mansfield town centre enjoys, 18 Lichfield Lane comes to the market offering prospective purchasers the opportunity to acquire a stunning property which boast substantial and exceptionally well presented accommodation to the main house, which stands within a generous and private third of an acre plot. Originally constructed in 1959 and having undergone a significant course of upgrading over its current occupiers 16 years of ownership, this home is a fantastic proposition for growing families and is certain to impress upon inspection.

THE ACCOMMODATION

The property enjoys approximately 3000sq.ft of spacious accommodation which is arranged over 3 floors. Upon entering the property, you are immediately greeted by an inviting and bright entrance hall which gives an early indicator of the stunning contemporary accommodation found within. This entrance hall gives access to much of the principal ground floor rooms which, in brief, comprise of; sitting room with wood burner and premifolds doors onto the terrace, dining room with lounging area and further premifolds doors, the exceptional breakfast kitchen which is beautifully finished and undoubtedly the heart of this home, fitted utility room, garage/ gym room, pantry/ cloaks and a WC. To the first floor and leading off the generous landing, there are 3 double bedrooms, family bathroom, en-suite to bedroom 2 and an office with a charming balcony overlooking the rear garden. The second-floor conversion has allowed for an additional 2 double bedrooms, with both enjoying their own en-suite shower rooms.













STEP OUTSIDE

18 Lichfield Lane

GARDENS & GROUNDS

The immaculate gardens offer a fantastic and enclosed space for families to enjoy in privacy. The attractive frontage is accessed via electrically operated gates with a substantial driveway capable of accommodating a number of vehicles securely. The rear garden offers a vast space which is predominantly laid to lawn and benefits from a tiled terrace that spans the entire width of the property providing several seating areas to enjoy as well as a jacuzzi spa. Furthermore, along the winding pathway and to the rear of the garden you will find the purpose-built garden office/ games room. A versatile room which could suit a variety of uses and benefits from direct Cat 6 cabling for excellent connectivity.

LOCATION

The market town of Mansfield is located approximately 12 miles north of Nottingham City Centre and has developed substantially from its mining and textile industry past into a large residential and commercial district. Mansfield benefits from a broad selection of local amenities which you would come to expect from a town of its size. A theatre, restaurants, public houses, bars, banking, convenience stores, supermarkets, a shopping centre and numerous recreational activities are just a small selection of what Mansfield has to offer. The area benefits from an extensive transport network, with Mansfield railway station linking the town to Nottingham and Worksop, several bus operators with vast operating areas and a number of significant arterial roads.

DISTANCES

Mansfield Town Centre 2.5 miles
Chesterfield 14 miles
Nottingham 13 miles
Kings Mill Hospital 3 miles
M1 Motorway (J28) 7 miles
A600.1 miles
Newark Northgate Station 19 miles
Sherwood Pines 8 miles
Clumber Park 18 miles
Rufford Abbey Country Park 10 miles

SERVICES

Mains electricity, water, drainage and gas fired central heating are understood to be connected.

TENURE

Freehold.

VIEWINGS

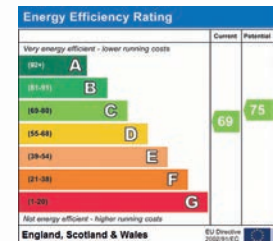
Strictly by appointment with Fine & Country Nottingham. Please contact Pavlo Jurkiw on 01159 822824 for more information.



18 Lichfield Lane, Mansfield
Approximate Gross Internal Area
Main House = 264 sq.m/2838 sq.ft
Outbuilding = 25 sq.m/274 sq.ft
Garage = 14 sq.m/156 sq.ft
Total = 303 sq.m/3268 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
 JonHolmesPhotography © 2023



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Copyright © 2023 Fine & Country Ltd. Registered in England and Wales. Company Reg. NoOC388579. Registered office address: 69 High Street, Grantham, Lincolnshire NG31 6NR. Printed 10.08.2023



follow Fine & Country Nottingham on



Fine & Country Nottingham
The Old Barn, Brook Lane, Stanton on the Wolds, Nottinghamshire, NG12 5SE
0115 982 2824 | nottingham@fineandcountry.com

