

Lindhurst Way West

Mansfield

This impressive FOUR BEDROOM detached house, built in 2018, showcases modern and stylish decor throughout. The spacious lounge provides a comfortable and inviting retreat, while a versatile study offers flexibility for various needs and the added benefit of a downstairs WC. The heart of the home is the spacious open-plan dining kitchen, perfect for entertaining guests with space for a second sitting area. Upstairs, you'll find four well-appointed bedrooms, with the main bedroom benefiting from an en-suite shower room and the others featuring fitted wardrobes, ensuring ample storage space.

In 2023, the rear garden underwent a complete transformation, now boasting two patios and an artificial lawn creating an ideal outdoor space for hosting gatherings and enjoying leisurely moments. With a driveway accommodating two cars and a garage, parking is also taken care of.

The property is situated in a sought-after location, offering the perfect blend of modern living and convenience, making it a highly desirable choice for your next home.

How to find the property

Take the Southwell Road A6191 out of Mansfield to the brow of the hill to the traffic lights by fitapart. Continue straight ahead until reaching the traffic lights by the car garages. At the lights turn right onto Adams way, continue straight over the roundabout, and then approaching the second roundabout, take the right turn onto Lindhurst way west where the property is then located on the left-hand side clearly marked by one of our sideboards.

Ground Floor

Entrance Hall

The inviting and spacious entrance hall is accessed via a composite door. Tiled flooring welcomes you which continues to flow through to the study, downstairs WC and kitchen dining area. There's a cupboard providing storage, stairs rise to the first floor, a central heating radiator and power points.

Downstairs W.C.

Comprising briefly of a low flush WC, pedestal sink with mixer tap, tiled flooring and central heating radiator.

Study

7'5" x 7'0"

A versatile room, currently set up as a child's playroom which works superbly well, but could also quite easily be used as a study room for home working should you require. A UPVC double glazed window to the front aspect provides plenty of natural light, power points, central heating radiator and modern tiled flooring.



Living Room

16'6" x 11'0"

A beautifully decorated generous sized modern lounge provides a superb space to relax. Benefiting from a UPVC double glazed window to the front aspect which floods the room with plenty of natural light, central heating radiator, TV and power points.

Kitchen

26'5" max x 10'3" max narrowing to 8'10"

The kitchen is a stunning open plan kitchen dining area consuming the width of the rear aspect of the property. There are modern wall and base units with feature downlighting, integral appliances include a fridge freezer and dishwasher. A work surface house is a one and half bowl sink and drainer unit with a mixer tap, a gas hob with oven beneath an extractor both with feature glazed splash back. The dining area would comfortably seat at least 6 to 8 people plus there is further space for a sofa, giving a second seating area. UPVC double glazed windows and French doors provide natural light and access out to the garden. There are two central heating radiators, tiled floor covering and open access to the utility area. This room is absolutely ideal for those who enjoy to entertain and the space itself is the main hub of the home.

Utility

5'5" x 5'2"

Flowing openly from the kitchen with matching wall and base units to the kitchen offering further storage and cupboard space. Space and plumbing for a washing machine and condensing tumble dryer, a composite door to the side leads out of the driveway. The gas central heating boiler is also located here.

Landing

Internal doors lead to all of the upstairs accommodation. There is a cupboard providing an ample amount of storage space, loft access via a pull-down loft ladder and loft itself being part boarded for storage. There is also a central heating radiator.

First Floor

Bedroom No. 1

12'8" x 11'7"

The principal bedroom is a good sized room, having a dual aspect UPVC double glazed windows, TV, power points, a central heating radiator and a door to the ensuite.

En Suite

Comprising briefly of a low flush WC, pedestal sink with mixer tap and a mains fed shower cubicle with sliding glazed door with tiling to the cubicle itself and a chrome heated towel rail.

Bedroom No. 2

11'8" excluding built in wardrobe x 9'7"

Bedroom two is again a generous size double, benefiting from fitted wardrobes plus a further storage cupboard which is also set up for hanging space. A UPVC double glazed window to the front aspect provides natural light. There's a central heating radiator power points.

Bedroom No. 3

10'4" maximum x 9'9" maximum

Bedroom three benefits from fitted wardrobes, a UPVC double glazed window to the rear aspect which overlooks the garden, a central heating radiator and power points.

Bedroom No. 4

9'3" x 8'10" excluding built in wardrobe

The fourth bedroom is also a very generous size fourth bedroom in our opinion and again benefits from fitted wardrobes. A UPVC double glazed window overlooks the garden, a central heating radiator and power points.

Bathroom

A modern suite fitted in white, comprising briefly of a low flush WC, a pedestal sink with mixer tap. A bath with a mains fed shower above and fitted glazed shower screen with tiling around the bath. A chrome heated towel rail, tiled flooring and a UPVC double glazed window to the rear aspect.

Outside

Gardens Front

The property is setback from the main road on a private driveway provide access to 6 properties. This then lead to a drive providing parking comfortably for two cars. The front garden is laid to lawn, with dug out borders which shrubs planted. Furthermore, the owners of this home have installed stylish soffit spot downlighting which looks absolutely fantastic on those dark evenings.

Garage

17' x 9'1"

Since purchasing the property, the brick built garage has benefited from the installation of an electric remote controlled roller door. The garage also benefits from power and lighting.

Gardens Rear

The garden has been significantly improved in early 2023 to now offer a low maintenance, spacious south facing garden with two patio areas and a sprawling artificial lawn, making this a perfect space to both relax and entertain. Soffit spotlighting to the garage and the main dwelling provides mood lighting on those dark evenings. There is an outside tap and gated access leads to the driveway.

Agents Note

Under Section 21 of the Estate Agency Act 1979 we have to inform all potential purchasers that the owner of this property is an associate of an employee of John Sankey Estate Agents.

Additional Information

Tenure: Freehold

Council Tax Band: E

There is also a management company in place for the development called Meadfleet, who are responsible for maintaining the local communal areas & parks. A yearly maintenance fee is applicable currently £150 per annum (this fee can be subject to change)

