



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - higher rating is better	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

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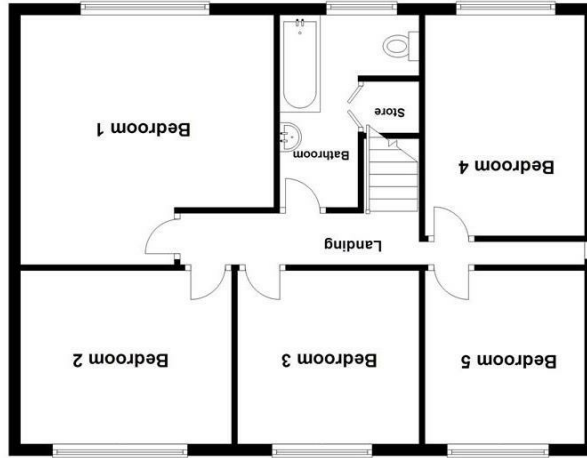


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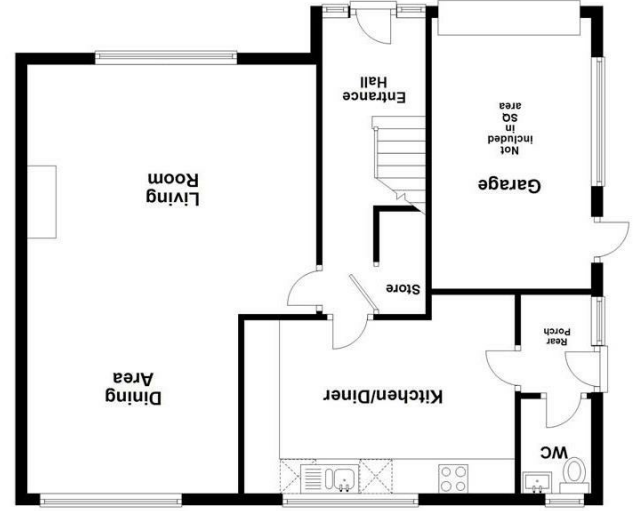


**John Sankey**  
 Estate Agents

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan and its measurements are for illustrative purposes only. Plan produced using PlanUp.



First Floor  
 Approx. 72.4 sq. metres (779.3 sq. feet)



Ground Floor  
 Approx. 76.1 sq. metres (819.2 sq. feet)



25 Lindsey Drive, Mansfield, Notts, NG18 4HJ  
 £375,000

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# Lindsey Drive

## Mansfield

WELCOME TO YOUR NEW HOME! This exceptional five-bedroom detached house, perfect for families, impresses with its well-proportioned interior, offering versatility and comfort. The clean, tidy, and neutral decor throughout enhances the welcoming atmosphere. The ground floor features a spacious open-plan living-dining room with dual aspect windows, providing an abundance of natural light. The dining kitchen is perfect for family meals, and a convenient downstairs WC adds to the practicality. The rear entrance porch adds a touch of convenience.

Moving upstairs, discover five well-proportioned bedrooms, offering flexibility, with one adaptable for use as an office if desired. The three-piece family bathroom caters to the household's needs.

The property is situated in a highly regarded location close to Berry Hill Park and King George V Park, ideal for leisurely walks and outdoor activities. With excellent transport links towards Mansfield and nearby amenities, this home is the perfect blend of comfort and convenience. Don't miss out on the opportunity to make this house your dream home!

### How to find the property

Take the Southwell Road out of Mansfield continuing straight ahead at the traffic lights by fittapart continuing to the next set of lights. At the lights turn right into Berry Hill Lane, then take the first left onto Lindhurst Lane. Turn left onto Lindsey Drive and follow towards the top, where the property is located on the left hand side clearly marked by one of our sign boards.

### Ground Floor

#### Entrance Hall

Step into a welcoming entrance hall with stairs rising to the first floor. There's a convenient storage cupboard beneath the stairs, along with a central heating radiator and power points. The space also has an opaque window to the lounge and doors lead to both the lounge and the kitchen.

#### Open plan Living/Dining Room

16'5" x 14'2"

This expansive open-plan space is flooded with natural light, thanks to its dual aspect and UPVC double-glazed windows. The room features a central focal point—a coal-effect gas fire, adding a touch of warmth and character. Neutral decor and coved ceilings create an inviting atmosphere. The dining area, measuring 12' 9" x 9' 10", offers a perfect setting for entertaining, with ample space for gatherings. Two central heating radiators and power points.

#### Kitchen/Diner

15'4" x 11'3" maximum

This generously sized room is designed for both culinary efficiency and dining comfort. The space features practical wall and base units with a roll-edge work surface, providing ample storage. Equipped with a 1 1/2 bowl sink and drainer unit with a mixer tap. A UPVC double-glazed window offers views of the rear garden, and the four-ring electric hob with an eye-level double oven is a convenient setup for cooking enthusiasts. Additionally, there is space and plumbing for a washing machine. A central heating radiator and an internal door leads to the rear porch area.

#### Rear Porch

5'7" x 4'

A practical area with a UPVC double glazed door to the side aspect which leads out towards the rear garden. There's central heating radiator and internal doors to the downstairs WC and kitchen.

#### Downstairs WC

This room is ideal if you have a family, especially young children or entertaining from the garden. Comprising briefly of a low flush WC, a vanity sink unit with storage beneath, central heating radiator and a UPVC double glazed window to the rear aspect and half tiled walls.

#### First Floor

##### Bedroom No. 1

14'4" x 14'4" maximum

This spacious double bedroom is bathed in natural light through the UPVC double-glazed window to the front. The sale includes freestanding wardrobes for added storage convenience. A central heating radiator, power points and coving to the ceiling.

##### Bedroom No. 2

11'11" x 9'10"

Another generously sized double room, this bedroom offers a UPVC double-glazed window provides views of the rear garden, and the room is neutrally decorated with coving to the ceiling. A central heating radiator and power points.

##### Bedroom No. 3

10'4" x 9'10"

Positioned to the rear, this well-proportioned room features a UPVC double-glazed window offering views of the rear aspect. Neutral decor, a central heating radiator, airing cupboard with cylinder tank and power points.

##### Bedroom No. 4

12'6" x 9'1"

Another double bedroom with a UPVC double glazed window to the front for natural light, coving to the ceiling, central heating radiator and power points.

##### Bedroom No. 5

9'10" x 9'1"

A UPVC window to the rear overlooks the garden, central heating radiator, coving to the ceiling and power points.

#### Bathroom

Featuring a three-piece suite with a low flush WC, a pedestal sink, and a panelled bath with a power shower above. There's a storage cupboard for ample storage, a UPVC double glazed window to the front aspect, and a central heating radiator.

#### Outside

The front features a dwarf brick wall to the boundary and a driveway offering off-road parking. A lawn with shrub borders and gated access on one side leads to the rear garden.

Perfect for family enjoyment or entertaining guests, the private rear garden boasts a paved patio area, a shaped lawn with shrub borders, an outside tap, and gated access to one side leading to the front.

#### Additional Information

Tenure: Freehold

Council Tax Band: E

Mobile & Broadband checker: please visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

