



England & Wales	
EU Directive 2002/91/EC	
Very low energy building - lower energy loads	A
Low energy building - lower energy loads	B
Standard building	C
High energy building - higher energy loads	D
Very high energy building - higher energy loads	E
Highly energy intensive building - higher energy loads	F
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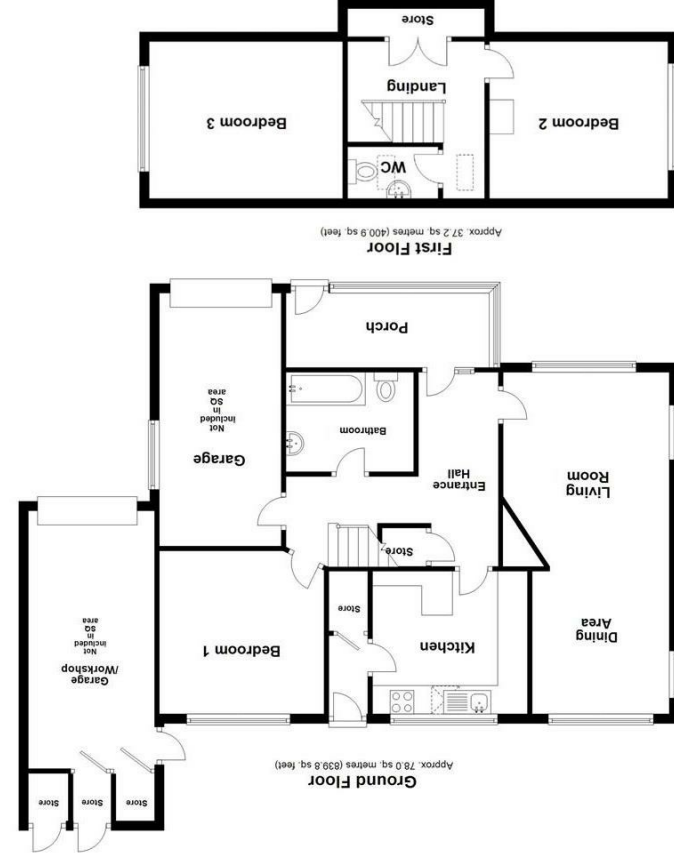


41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA  
 Sales: 01623 627247 Lettings: 01623 859111  
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com  
 Email: lettings@johnsankey.com www.johnsankey.com



**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 mis-statement. This plan and its measurements are for illustrative purposes only.  
 Plan produced using Planlizard.



63 Lichfield Lane, Mansfield, NG18 4RF  
 No Onward Chain £315,000





# Lichfield Lane

## Mansfield

Located on the ever popular Lichfield Lane, Mansfield, this detached bungalow offers a fantastic opportunity for those seeking a property with immense potential. Boasting THREE BEDROOMS and two bathrooms/WC's, this charming home features a spacious reception room perfect for entertaining guests or relaxing with family.

Situated on a lovely plot, this property provides parking for up to four vehicles, ensuring convenience for homeowners and visitors alike. Additionally, the front offers scope to create further parking should you require. While the interior may require modernisation, the blank canvas presents a chance for the new owners to create their dream living space tailored to their tastes and preferences.

WITH NO UPWARD CHAIN, an early viewing of this property is highly recommended, as opportunities like this in such a desirable location are rare to come by. Don't miss out on the chance to transform this bungalow into a stunning modern home - book your viewing today and unlock the potential of this hidden gem on Lichfield Lane.

### How to find the property

Take the Nottingham Road A60 out of Mansfield to the traffic lights at High Oakham School, turn left at the lights into Berry Hill Lane continuing to the brow of the hill and at the mini roundabout turn right onto Lichfield Lane and continue for approximately 200 yards where the property is then located on the right hand side clearly marked by one of our signboards.

### Ground Floor

#### Entrance Area

Access via a uPVC double glazed door with dual aspect uPVC double glazed windows providing natural light, this is a very useful space for cloaks storage and could even be utilised as a sitting area. Additionally there is a further door leading in the main entrance hall.

#### Entrance Hall

14'9" maximum x 13'6" maximum

The welcoming entrance hall benefits from a central heating radiator and power point. A conveniently located understair cupboard providing plenty of storage space, internal doors lead to the lounge, kitchen, downstairs bathroom, bedroom and door to the integral garage.

#### Living Room/Dining Area

23'8" x 11'7" max narrowing to dining area 9'6"

A fantastic size room benefitting from dual aspect uPVC double glazed windows providing the room with plenty of natural light, there is a coal effect gas fire centrepiece which sits as the central feature, two central heating radiators, television and power points and serving hatch through to the kitchen.



#### Kitchen

10'9" x 9'11"

Currently provides wall and base units with an integral fridge, a work surface which houses a sink and drainer unit, a four ring electric hob with oven beneath and breakfast bar area. The kitchen like the rest of the property does require upgrading but offers huge potential for anyone with a keen eye. Additionally there is a uPVC double glazed window to the rear aspect, central heating radiator and door to the rear porch area.

#### Rear Porch Area

14'1" x 5'2"

Having a uPVC double glazed door offering access to the rear garden, tiled flooring and a useful shelved walk in storage room providing further pantry storage from the kitchen.

#### Downstairs Bathroom

8'11" x 6'11"

A deceptively spacious area benefitting from a low flush w.c., a pedestal sink and base iron bath with an electric shower over (not tested), there are partly tiled walls, a heated towel rail and a window to the front.

#### Bedroom No. 1

11'5" x 11'4"

The first of three double bedrooms which is located on the ground floor benefitting from a uPVC double glazed window to the rear aspect offering plenty of natural light and views over the rear garden, there is a central heating radiator, coving to the ceiling and power points.

#### First Floor

##### Landing

9'4" x 6'7"

Provides doors to all of the upstairs accommodation, a central heating radiator and storage cupboard which also houses the hot water cylinder.

#### Bedroom No. 2

12'2" x 10'9"

Another double bedroom flooded with natural light via a uPVC double glazed window to the side aspect, doors lead into the eaves storage area providing plenty of easy accessible storage space and huge potential subject to relevant permissions to create further living accommodation or potentially to incorporate an en suite room.

#### Bedroom No. 3

13'3" x 10'9"

Again a double bedroom with a uPVC double glazed window to the side aspect, central heating radiator and power points.

#### W.C.

6'2" x 3'5"

Having a low flush w.c., pedestal sink unit and central heating radiator.

#### Integral Garage

17'7" x 8'6"

Currently benefitting from an up and over garage door, power and lighting along with the gas central heating boiler being located and a uPVC double glazed window to the side aspect. Due to the garage being integral and there also being a second garage the possibilities of converting this room to further living space subject to relevant permissions are certainly something that could be explored for any potential buyer to create further bedrooms or reception areas.

#### Outside

The front of the property has a driveway providing parking comfortably for two cars with a large front lawn with the capability to create a larger driveway which would hold several vehicles. The lawn continues to the side of the property and in turn leads to a gate giving access to the rear garden. There are also two garages with up and over doors and a brick boundary wall to the front provides a degree of privacy to the boundary.

The rear garden is spacious and private retreat which does require some landscaping but once finished would create a stunning serene garden ideal for relaxing or entertaining guests enclosed by fenced and hedged boundaries, gated access to one side leads to the front and an internal door leads to the second garage.

#### Second Garage/Workshop

17'11" x 8'9"

Benefitting from an up and over door, power and lighting along with built in cupboards providing useful storage solutions which can be accessed externally at the rear of the garage.

#### Additional Information

Tenure: Freehold

Council Tax Band: D

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

