



## Hazelwood Briar Lane, Mansfield

£265,000 Freehold

LOVELY SIZE LOUNGE WITH ADJOINING CONSERVATORY • SOUGHT AFTER AND POPULAR LOCATION • DETACHED FAMILY HOME • FOUR BEDROOMS WITH SHOWER TO THE MAIN BEDROOM • EPC RATING: D • AN EARLY VIEWING IS HIGHLY RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN  
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**John Sankey**









## How to find the property

Take the Southwell Road A6191 out of Mansfield to the traffic lights by the Oak Tree public house, continue straight ahead and turn the first left onto Briar Lane where the property is then located on the right hand side clearly marked by one of our signboards.

## Ground Floor

### Entrance Hall

Access via a uPVC door to the side of the property, there is tiled flooring, stairs rise to the first floor and internal doors lead to the living room, kitchen and downstairs w.c.

### Downstairs W.C.

Offers a low flush w.c., a pedestal sink and tiled flooring.

### Lounge

Dimensions: 6.43m maximum x 4.27m maximum (21'1" maximum x 14'. A lovely size modern lounge area with space to dine, there is a uPVC double glazed window to the rear aspect providing light, uPVC double glazed sliding patio door leading to the conservatory, two central heating radiators, television and power points.

### Conservatory

Dimensions: 3.12m x 2.79m (10'3" x 9'2"). The conservatory is uPVC double glazed with french doors providing views and access out to the rear garden, tiled flooring and sliding patio door to the lounge.

### Kitchen

Dimensions: 3.63m x 2.90m (11'11" x 9'6"). The kitchen comprises a comprehensive range of wall and base units with a roll edge work surface over housing a one and a half bowl sink and drainer unit with a mixer tap, a uPVC double glazed window to the front aspect provides light to the room, there is space and plumbing for a washing machine, a breakfast bar area, complimentary tiled splashbacks and there is also space for a free standing range style cooker.

## First Floor

### Bedroom No. 1

Dimensions: 3.84m x 3.58m (12'7" x 11'9"). A good sized double bedroom with a uPVC double glazed window to the front aspect, a shower cubicle to one corner of the room with sliding glazed door which in our opinion is very useful, a central heating radiator and power points.

### Bedroom No. 2

Dimensions: 3.63m x 3.58m (11'11" x 11'9"). A uPVC double glazed window overlooking the rear aspect with coving to the ceiling, central heating radiator and again in our opinion is a good size room.

### Bedroom No. 3

Dimensions: 2.95m x 2.77m (9'8" x 9'1"). A uPVC double glazed window overlooks the front aspect, there is laminate floor covering, central heating radiator and power points.

### Bedroom No. 4

Dimensions: 2.77m x 2.72m maximum (9'1" x 8'11" maximum). A uPVC double glazed window to the rear overlooks the garden, there is a fitted cupboard, central heating radiator and power points.

### Bathroom

Comprises briefly of a three piece suite including a low flush w.c., a pedestal sink with mixer tap, a bath with a mixer shower over, tiled walls and floor, a uPVC double glazed window to the side aspect and a heated towel rail.

## Outside

The property to the front has a paved driveway with a shale area to the side which in turn provides further off road parking which again for a family would prove very useful, there is a path and a gate leading to the side and in turn to the main entrance hall.

The rear garden is landscaped to include a paved patio area with steps leading to further patio seating and an artificial lawn which provides ease of maintenance. The garden is enclosed by fenced and hedged boundaries and gated access at the side also leads round to the front.

### 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.





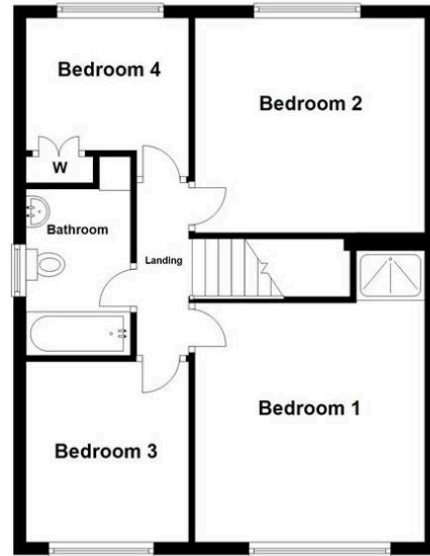
### Ground Floor

Approx. 55.0 sq. metres (592.0 sq. feet)



### First Floor

Approx. 58.8 sq. metres (633.4 sq. feet)



Total area: approx. 113.8 sq. metres (1225.4 sq. feet)

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.

These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.



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