



16 Lindhurst Way West, Mansfield

Guide Price £300,000-£310,000 Freehold

MODERN DETACHED FAMILY HOME BUILT IN 2018 • FOUR BEDROOMS WITH MASTER EN-SUITE • SPACIOUS LOUNGE & OPEN PLAN DINING KITCHEN, PERFECT FOR ENTERTAINING • DOWNSTAIRS WC & UTILITY ROOM • DRIVEWAY, GARAGE AND LOW MAINTENANCE REAR GARDEN • SOUGHT AFTER LOCATION, VIEWING HIGHLY RECOMMENDED



41 Albert Street, Mansfield, NG18 6AN
Sales: 01623 627 247
email: enquiries@johnsankey.com

John Sankey





Entrance Hall

Accessed via a composite door to the front aspect, the welcoming entrance hall is enhanced by stylish vinyl flooring. There is a fitted storage cupboard with a convenient pull-out shoe drawer and hanging space for coats, a central heating radiator, power point, and internal doors leading to the downstairs WC, lounge, and kitchen. Stairs rise to the first floor.

Downstairs WC

This practical space features a low flush WC, a pedestal corner sink unit with mixer tap and tiled splash back, vinyl flooring continuing seamlessly from the hallway, and a central heating radiator.

Living Room

15' 6" x 11' 0" (4.72m x 3.35m)

Recently redecorated, the living room benefits from a UPVC double glazed window to the front aspect, allowing an abundance of natural light to flood the room. Further features include a central heating radiator, TV point, and power points, creating a cosy and inviting space.

Dining Kitchen

19'3" x 13'10"max reducing to 9'7": A fantastic space for entertaining, this stylish open plan area offers a range of wall and base units with a work surface housing a 1½ bowl sink and drainer unit with mixer tap. There is a four-ring gas hob with extractor above and oven beneath, complemented by tiled splash backs. Plumbing and space are available for a dishwasher and a fridge freezer, both of which will be included in the sale. The room comfortably accommodates dining for at least six people and is filled with natural light via UPVC double glazed windows and French doors that open out onto the south-facing garden. A central heating radiator, power points, and a further internal door to the utility room complete the space.

Utility

The utility room offers additional practicality with a matching work surface to the kitchen, plumbing and space for both a washing machine and condensing tumble dryer, a central heating radiator, and a UPVC double glazed window to the side.

First Floor

Bedroom No 1

10' 0" x 9' 0" (3.05m x 2.74m)

Located to the front of the property, this double bedroom has been recently decorated to include a stylish feature wall. A UPVC double glazed window allows plenty of natural light, while fitted wardrobes provide excellent storage solutions. The room also features power points, a central heating radiator, and access to the en-suite.

En-Suite

The en-suite is fitted with a three-piece suite comprising a low flush WC, pedestal sink with mixer tap, and a shower cubicle with an electric shower and sliding glazed door. Further benefits include tiling to the cubicle, a chrome heated towel rail, and a UPVC double glazed window to the side.

Bedroom No 2

10' 2" x 10' 0" (3.10m x 3.05m)

A well-proportioned double bedroom located to the rear of the property, enjoying garden views through a UPVC double glazed window. Additional features include a central heating radiator, TV point, and power points.

Bedroom No 3

9' 0" x 8' 11" (2.74m x 2.72m)

Another double bedroom, bedroom three features fitted wardrobes with internal drawers, a UPVC double glazed window to the front aspect providing natural light, a central heating radiator, and power points.

Bedroom No 4

9' 0" x 6' 9" (2.74m x 2.06m)

Bedroom four overlooks the rear garden via a UPVC double glazed window and benefits from a central heating radiator and power points.

Bathroom

The family bathroom comprises a three-piece suite offering a low flush WC, pedestal sink with mixer tap, and a panelled bath with mains-fed shower over and a fitted glazed shower screen. Tiling surrounds the bath area, complemented by a heated towel rail, fitted mirror and a UPVC double glazed window to the side.

Outside

Set back from the main road on a private drive, the property boasts superb kerb appeal. A driveway provides off-road parking comfortably for two cars, while the front has been designed with low maintenance in mind, featuring bollard lighting, an artificial lawn, slate chipped borders with mature shrubs, and a brick-built garage with an up-and-over door, power, and lighting. The south-facing rear garden offers a well-proportioned private retreat, with two paved patio areas ideal for relaxing and entertaining. An artificial lawn ensures easy maintenance, and attractive Gabion baskets with a privacy fence complete the garden's appeal. Further benefits include a gated side access to the driveway, an outside tap, and external power source.

Additional Information

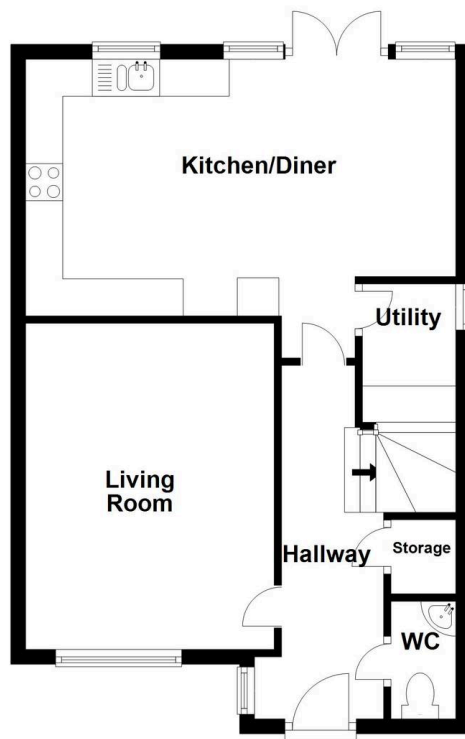
Tenure: Freehold Council Tax Band: D Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. There is also a management company in place for the development called Meadfleet, who are responsible for maintaining the public open spaces & parks. A yearly maintenance fee is applicable currently £150 per annum (this fee can be subject to change)

Agent Note

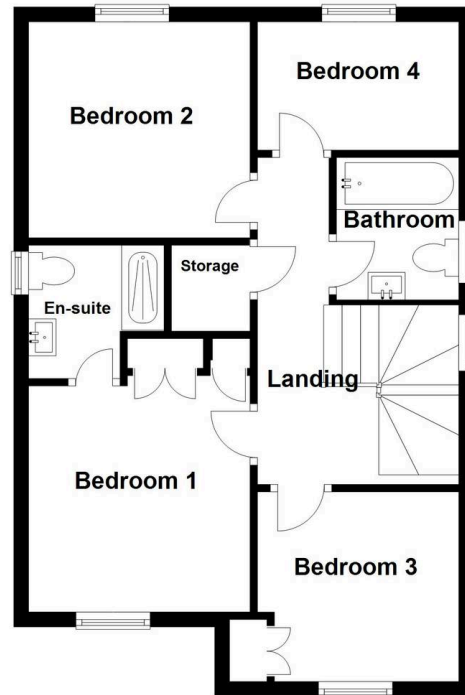
Under Section 21 of the Estate Agency Act 1979 we have to inform all potential purchasers that the owner of this property is associated with John Sankey Estate Agents.



Ground Floor



First Floor



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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