





# 12 Lindhurst Lane, Mansfield

£245,000 Freehold

MODERN EXTENDED SEMI-DETACHED HOME OOZING STYLE • TWO DOUBLE BEDROOMS AND GORGEOUS BATHROOM WITH WALK-IN SHOWER • EXTENDED OPEN PLAN DINING KITCHEN & CONSERVATORY ROOM, PERFECT FOR RELAXATION AND ENTERTAINING • DRIVEWAY, SOUGHT AFTER LOCATION WITH KING GEORGE V PARK ON YOUR DOORSTEP • VIEWING ESSENTIAL, EPC RATING: D















#### **Porch**

A welcoming porch with double doors offering a smooth transition from outdoors to indoors. A second internal door leads directly into the entrance hall, adding an extra layer of privacy and insulation.

## Lounge

12' 6" x 11' 2" (3.80m x 3.40m)

A bright and inviting living area with a UPVC double glazed bay window overlooking the front of the property. The room features two central heating radiators and power points, making it a comfortable and practical living space.

## Kitchen / Diner

19' 3" x 14' 0" (5.87m x 4.27m)

A spacious and modern kitchen/dining area fitted with a range of wall and base units with quartz work tops housing a hob, integrated fridge and freezer, wine cooler, oven, and a sink with mixer tap. A UPVC double glazed window overlooks the rear garden, and the area also offers under stairs storage, two central heating radiators, power points spotlights, and generous space for dining.

## Orangery

10' 8" x 8' 2" (3.26m x 2.48m)

A bright and cosy extension of the home refurbished in 2021, the conservatory features double doors opening onto the rear garden, a skylight, and numerous aluminium double glazed windows that flood the space with natural light and under floor heating—making the space ideal for relaxing or entertaining.

#### **First Floor**

#### Bedroom No 1

17' 10" x 9' 2" (5.43m x 2.79m`

A generously sized double bedroom featuring a UPVC double glazed window overlooking the rear garden, allowing natural light to fill the space. The room also includes a central heating radiator and multiple power points.

## Bedroom No 2

15' 8" x 11' 2" (4.77m x 3.40m)

This well-presented double bedroom benefits from two UPVC double glazed windows to the front aspect, offering excellent natural light. Finished with a central heating radiator and power points throughout.

#### Bathroom

14' 8" x 6' 0" (4.46m x 1.83m)

A stylish and functional bathroom comprising a walk-in mains-fed shower, low flush WC, vanity sink unit, and a separate bath. The space is complemented by half-tiled walls for easy maintenance, spotlights for illumination, a UPVC double glazed window, and power points.

### Outside

The front of the property features a driveway providing convenient off-road parking, complemented by a small flower bed with established shrubbery that adds character and curb appeal. A pathway runs down the side of the property, offering gated access to the rear garden. To the rear, a patio area outside the conservatory provides a perfect spot for outdoor seating, relaxation, or entertaining. Steps bordered by mature plants and shrubbery lead down to a spacious, lower-level lawned area, creating an inviting and generous outdoor space.

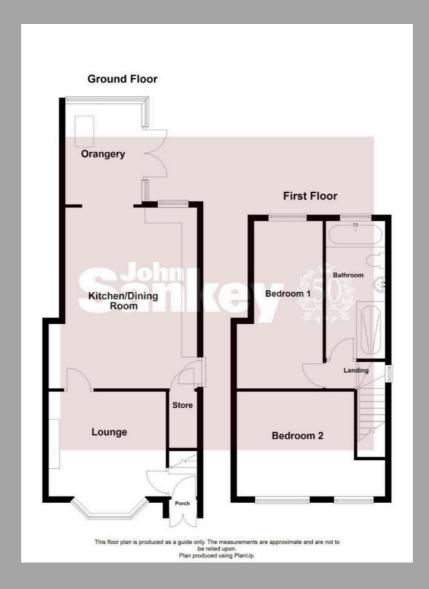
## **Additional Information**

Tenure:Freehold Council Tax Band:B Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker









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



