



LICHFIELD LANE | MANSFIELD | NG18 4RA

BuckleyBrown
ESTATE AGENTS

ONE OF A KIND!.. Proudly presenting to the market this exceptional four bedroom dormer bungalow which offers ample potential for you to modernise. Located on the highly regarded and sought-after Lichfield Lane, this detached property really offers the wow factor with its fantastic layout and abundance of space, whilst being nearby to excellent shops, amenities, parks and the town centre.

Upon entry, you will immediately get a sense of the magnificent amount of space on offer! The living room features wonderful dual aspect windows and a set of French doors that allow a wealth of natural light to flow through beautifully! Excellent for both relaxing and entertaining. You'll gain open access to the dining room from here where you'll have ample space to enjoy sit down family meals or game nights with friends. The kitchen is equally as impressive with a great range of wall and base units to utilise, along with a superb amount of worktop space for cooking family meals and baking tasty treats! There's also a handy utility with space and plumbing for additional appliances.

Moving on further, you will be presented with four incredible bedrooms, all of which are a terrific size with lots of flexibility to utilise to your own advantage. The master bedroom is located on the first floor, and this benefits from its own ensuite for that touch of luxury! There's also both a separate bathroom and shower room to the ground floor. Alongside a sizeable loft which hosts potential scope for a conversion, subject to planning.

Heading outside, you will be pleased to find a generous rear garden which complements the home! Boasting a patio seating area, spacious lawn and surrounding mature shrubs, you'll find yourself spending your summer days and nights out here whilst enjoying food, drink and the company of others! The front of the property also benefits from its own lawn, gravel driveway and two detached garages. As well as an outdoor toilet attached to the side of the property





Living Room 13'6" x 21'10"

With carpet to flooring, central heating radiator, coving, feature fireplace, dual aspect windows and French doors leading outside.

Dining Room 13'6" x 21'7"

With carpet to flooring, two central heating radiators, coving and a bay window to the rear elevation.

Kitchen 11'10" x 11'11"

Fitted with matching wall and base units, work surface, gas hob, extractor fan, tiled splash back, inset sink with a mixer tap above, integrated double oven, tiled flooring and down lights. With two central heating radiators, dual aspect windows and a door leading outside.

Bathroom 4'9" x 10'6"

Complete with a panelled bath, overhead

shower, low flush WC, full height tiling, central heating radiator and an opaque window to the side elevation.

Bedroom Four 9'10" x 10'6"

With carpet to flooring, central heating radiator, coving and a window to the front elevation.

Bedroom Three 10'7" x 13'11"

With carpet to flooring, central heating radiator, coving and a window to the front elevation.

Bedroom Two 10'7" x 13'11"

With carpet to flooring, central heating radiator and a window to the front elevation.

Shower room 4'11" x 6'9"

Fitted with a low flush WC, wash hand basin, enclosed shower and a opaque window to the side elevation.



Utility 9'0" x 9'5"

With matching cabinets and units, work surface, inset sink with a mixer tap above, window to the side elevation and a door leading out to the side of the property.

Master Bedroom 10'9" x 17'8"

With carpet to flooring, four velux windows, central heating radiator and access to an en-suite facility.

En-Suite 6'6" x 8'6"

Complete with a bath, pedestal sink, low flush WC and velux window.

Outside

With a spacious, gravelled driveway to the front elevation providing ample off-street parking. Along with two detached garages (4.51m x 5.2m and 2.62m x 5.1m). There is an enclosed garden to the rear with a maintained lawn, mature trees and shrubbery.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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