



£425,000

44 LITTLE BARN LANE | MANSFIELD | NG18 3JE

BuckleyBrown
ESTATE AGENTS

A HOME TO CHERISH!.. This beautiful five-bedroom family home is definitely one you'll want to show off! Comprising of a terrific and beautifully presented internal layout, this detached property offers a range of excellent features both inside and out. Not only that, it's also positioned in a popular residential location, with great nearby shops and amenities. From the moment you step inside this home, you'll notice the quality and style which simply cannot disappoint!

Head through the porch and into the bay-fronted lounge, a beautifully decorated space which allows a wealth of ample natural light to flow through! It's definitely a space you will enjoy relaxing in after a long day! Walk on through the hallway where you'll find an immaculate and generous kitchen/diner which boasts a magnificent range of gorgeous shaker style units and cabinets, along with fantastic integrated appliances. This room is sure to become a family favourite, and is excellent for showing off your culinary skills or entertaining guests! There are two further reception rooms, providing you with plenty of space and versatility to use to your own advantage. Completing the floor is the family bathroom, complete with full height tiling and a beautiful, modern suite in white.

In love?! We're not done yet! Head upstairs where you'll gain access to five excellent bedrooms, all of which have been kept to a high standard throughout. The third bedroom features its own en-suite facility. Completing the first floor is the family bathroom.

Outside presents a delightful, spacious garden to the rear with a well-maintained lawn, several outbuildings and summer house all with power and lightning, vegetable plot and beautiful surrounding shrubs and trees. The perfect setting to enjoy evening drinks with friends and family! You'll also find a private driveway to the front of the property, allowing ample space for off-street parking.





Entrance Porch

With a window to the front. Door provides access into the hallway.

Hall

With stairs rising to the first floor. Doors provide access into;

Snug 7'10" x 9'6"

With a bay window to the front elevation and a central heating radiator.

Dining Room 8'1" x 9'7"

Currently being utilised as a dining room. There is a feature fireplace and a central heating radiator.

Living Room 11'7" x 21'10"

With a window to the front elevation and a central heating radiator. Patio doors provide access onto the rear garden for convenience.

Kitchen/Dining Room 6'11" x 16'0"

The kitchen is fitted with a stunning range of shaker-style wall and base units with a composite sink and drainer set into work surface. There are a range of integrated appliances which include a dishwasher, microwave, eye-level oven, and an electric hob with extractor fan over. There is space and plumbing for a washing machine and further space for a fridge/freezer. The kitchen lends itself nicely as a dining area, with a breakfast bar which overlooks the rear garden. There is a door which provides access outside for convenience.

Downstairs Bathroom 5'0" x 5'3"

The downstairs bathroom is fitted with an attractive three-piece suite in white comprising a free-standing roll top bath, low level WC and a pedestal hand wash basin. With an opaque window to the front elevation and a chrome heated towel rail.



Landing

There is a useful storage cupboard. Door provide access into;

Bedroom One 11'7" x 13'2"

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

Bedroom Two 11'7" x 12'11"

With a window to the rear elevation and a central heating radiator.

Bedroom Three 9'8" x 10'9"

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

En-suite

Bedroom three features its own en-suite facility. Fitted with a low level WC, hand wash basin and single shower.

Bedroom Four 7'10" x 10'6"

With a window to the rear elevation and a central heating radiator.

Bedroom Five 7'10" x 9'2"

With a window to the rear elevation and a central heating radiator.

Bathroom

Fitted with a modern suite in white comprising low level WC, pedestal hand wash basin and a panelled bath. With a Velux window and a central heating radiator.

Outside

Featuring a private driveway to the front of the property which allows space for ample off-street parking, alongside a well-maintained front lawn with mature shrubs and trees. To the rear, there is an enclosed and spacious garden to the rear with low-maintenance lawn, vegetable plot and gorgeous shrubs and trees. There's also a fence surround providing plenty of privacy.



Ground Floor
72 sq.mt / 775.00 sq.ft
Approx

First Floor
72 sq.mt / 775.00 sq.ft
Approx



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. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			72
(55-68) D			
(39-54) E		46	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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