



Guide Price £325,000

LICHFIELD LANE | | MANSFIELD | NG18 4RB

**BuckleyBrown**  
ESTATE AGENTS

GUIDE PRICE £325,000-£335,000

A LOVELY RESIDENCE!!...This recently fully renovated three bedroom semi-detached home, is located in the convenient area of Mansfield, only a short distance away from local amenities. This property boasts a spacious interior and would make a terrific family home. Let's take a peek inside..

The ground floor presents you with a modern open plan layout, complimented by solid wood flooring throughout. Starting with the kitchen which offers a stunning range of cabinets and worktop units with further space for appliances, making it simple to show off your culinary skills. From here you will gain access to a lovely dining area, complemented beautifully with patio doors, brining the outside inside. This creates a wonderful entertaining space when having family & friends over. Finally you will find the warm and cosy living room, with a feature fireplace and bay front window allowing a wealth of natural daylight to flow through.

Heading upstairs, you will find three bedrooms all offering space for your own furnishings. The bathroom is separate and can be found just next door and complete with a stylish three-piece suite, the perfect area to relax and unwind. Interested so far?

The garden continues to impress with a well maintained lawn, paved seating area and decorative surrounding shrubs. To the front you will find a gated entrance giving access to a private driveway and garage allowing for ample off road parking. Call today book a viewing on this incredible family home!





#### Hallway

A bespoke solid wood door welcomes you to the entrance hall, with a cupboard found under the stairs and further access to;

#### Kitchen 7'10" x 14'5"

The stunning kitchen comes complete with a range of attractive cabinetry and worktop units, inset sink and drainer, integrated appliances and space for integrated appliances. Dual aspect windows to the side and rear elevation.

#### Dining Room 10'11" x 11'10"

Open plan space complemented by patio doors bringing the outside inside.

#### Living Room 10'11" x 11'10"

Cosy area fitted with a bay window to the front elevation and complete with solid wood flooring which continues throughout the entirety of the ground floor accommodation.

#### Landing

Carpeted first floor landing, with a window to the side elevation and further access to;

#### Bedroom One 10'11" x 12'4"

Double bedroom with carpeted flooring, central heating radiator and a window to the rear elevation.

#### Bedroom Two 10'10" x 10'11"

A second double bedroom with carpeted flooring, central heating radiator and a bay fronted window to the front elevation.

#### Bedroom Three 6'7" x 7'2"

Single bedroom with carpeted flooring, central heating radiator and a window to the front elevation.

#### Bathroom 5'2" x 6'6"

Beautiful three piece suite comprising of a hand wash basin, low flush WC and a bath



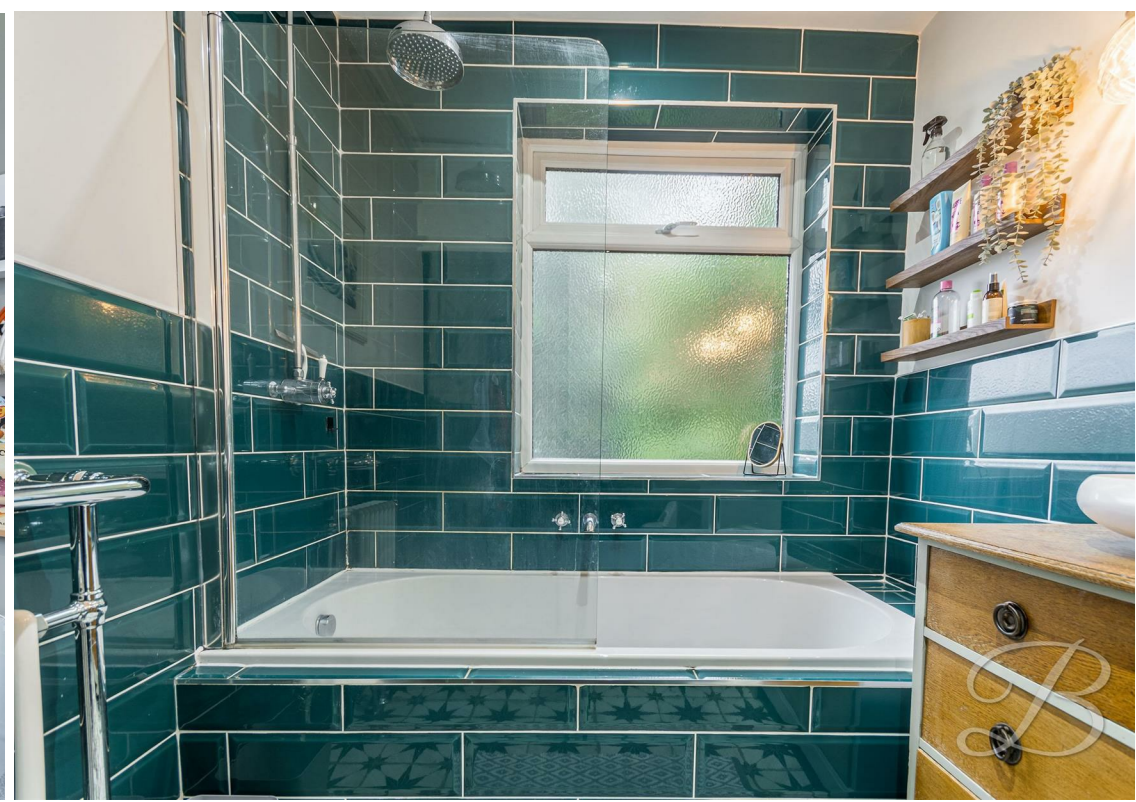
with overhead shower. With windows to the rear and side elevations, heated towel rail and gorgeous tiling to the walls and flooring.

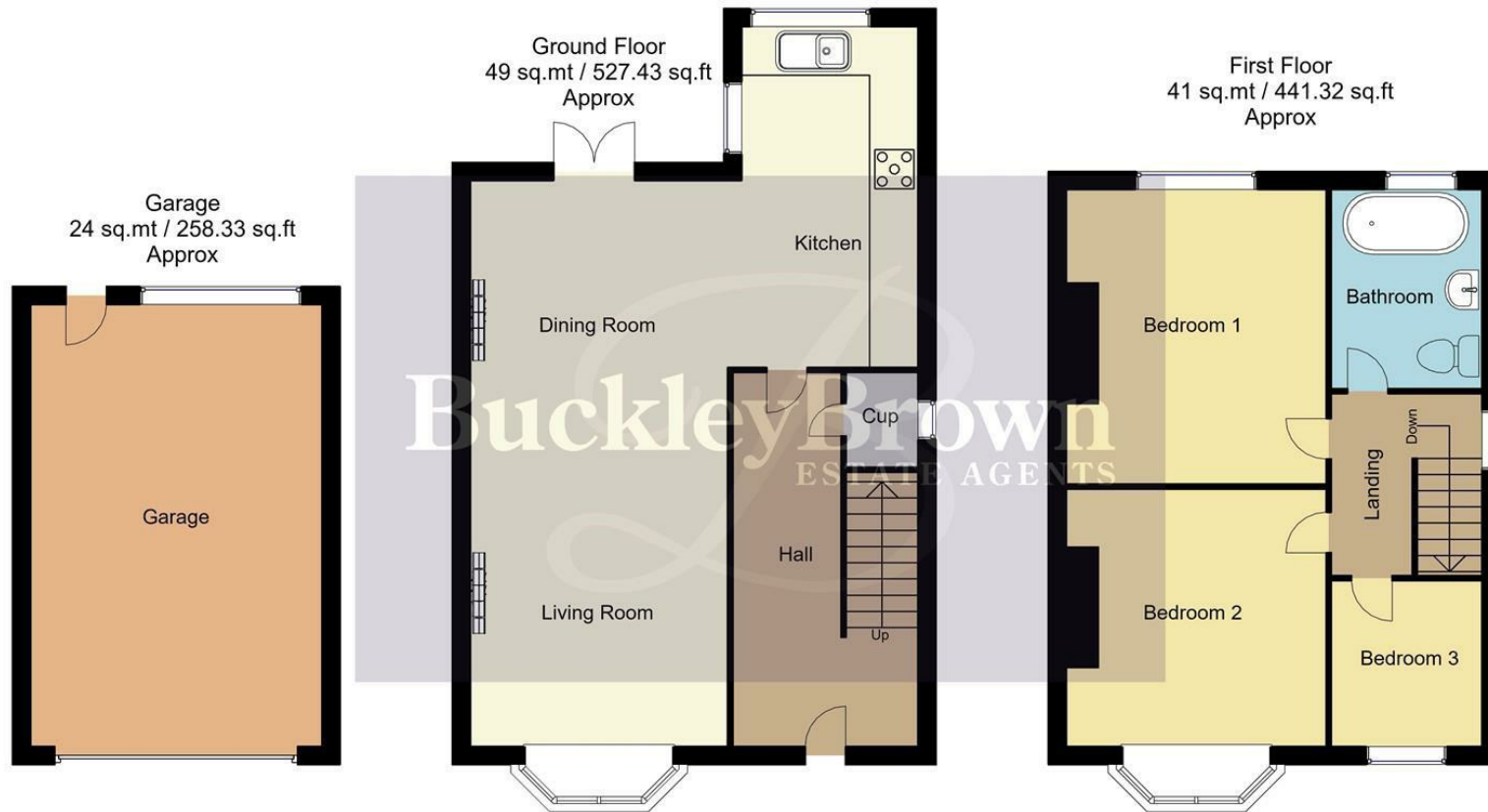
#### Garage 11'9" x 17'10"

Accessible from the front elevation with a window and external door fitted to the rear.

#### Outside

Gated entrance leading you to a low maintenance lawn, private driveway and garage. To the rear you will find a well maintained garden which is mainly laid to lawn, paved seating area along with decorative bark and shrubs.





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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**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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			78
(55-68) <b>D</b>		49	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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