



£650,000 Freehold

11 NEW PARK LANE | | MANSFIELD | NG18 2FA

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ESTATE AGENTS



## DON'T MISS OUT!...

Located in a popular area of Mansfield, this impressive four-bedroom detached property offers generous, flexible living space, perfect for families. Ideally positioned close to local amenities, schools, parks, and transport links, it combines comfort, practicality, and kerb appeal.

Upon entering, you are welcomed into a spacious and light-filled entrance hall that immediately sets the tone for the rest of the home. To the heart of the property is a modern open-plan kitchen/dining room, complete with a range of matching cabinetry, ample worktop space, a central breakfast bar, and integrated appliances. Double doors lead directly onto the rear garden, making this the perfect space for everyday living and entertaining. The dining area offers plenty of room for a large table, ideal for family meals and social gatherings. The living room is a warm and inviting space, enhanced by a large feature log burner and double doors that also open onto the garden, creating a seamless connection to outdoor living. A versatile office room on the ground floor offers flexibility for those working from home or needing a quiet study, hobby room, or playroom. The property also benefits from a separate utility room and WC.

Upstairs, the home continues to impress with four generously sized bedrooms. The master bedroom boasts a spacious layout with a walk-in wardrobe and its own private en-suite. The remaining bedrooms are all well-sized and served by a beautifully finished family bathroom, complete with a modern four-piece suite.

Externally, the property boasts a spacious driveway leading to a double garage, alongside a well-maintained front lawn with mature trees enhancing its kerb appeal. The rear garden is beautifully landscaped with a laid lawn, a patio seating area, and a second sheltered patio featuring a built-in BBQ—ideal for outdoor dining. Surrounded by established trees, shrubbery, and secure fencing, it offers a private and tranquil space.





#### Entrance Hall

The entrance hall features laid wooden flooring and a staircase leading to the first floor. It includes convenient understairs cupboards for additional storage and provides access to the main living areas.

#### Kitchen/dining Room 25'7" x 13'8"

The kitchen boasts matching cabinetry and worktop surfaces, complemented by a breakfast bar for casual dining. It features an inset sink and drainer, a wine cooler, an integrated electric hob, and two integrated eye-level ovens, along with designated space for a fridge/freezer. Double doors open onto the garden, and the kitchen flows seamlessly into the open-plan dining room, which benefits from a charming bay window to the rear elevation, creating a bright and inviting space.

#### Lounge 11'9" x 19'11"

The lounge features a window to the front elevation, flooding the room with natural light. A striking feature log burner adds warmth and character, while double doors open directly onto the garden, creating a seamless indoor-outdoor flow.

#### Office 10'4" x 9'7"

This flexible office room can be easily adapted to suit a variety of needs, whether as a home workspace, study, hobby room, or additional living area.

#### Utility Room 7'9" x 9'5"

The utility room offers practical space for appliances and features an inset sink with drainer, additional cabinetry for storage, and a door leading to the side elevation for convenient access.

#### WC 7'9" x 3'3"

The downstairs WC is fitted with a low flush toilet and a hand wash basin, providing convenient facilities on the ground floor.

#### Landing

The landing features carpeted flooring and provides access to the surrounding rooms via multiple doors.

#### Bedroom One 13'11" x 10'7"

This bedroom features carpeted flooring, a central heating radiator, and a window to the rear elevation. It benefits from a spacious walk-in wardrobe and a private en-suite bathroom.

#### En-suite 7'6" x 13'7"

The en-suite bathroom is fitted with a modern four-piece suite, including a shower, bath, low flush WC, and hand wash basin.



#### Bedroom Two 11'11" x 10'7"

This bedroom features carpeted flooring, a central heating radiator, and a window overlooking the rear elevation, providing natural light and warmth.

#### Bedroom Three 11'10" x 16'5"

This bedroom features carpeted flooring, a central heating radiator, and a window overlooking the rear elevation, providing natural light and warmth.

#### Bedroom Four 8'1" x 9'0"

This bedroom features carpeted flooring, a central heating radiator, and a window overlooking the front elevation, providing natural light and warmth.

#### Bathroom 10'2" x 8'8"

The bathroom is fitted with a contemporary four-piece suite, comprising a shower, bath, low flush WC, and hand wash basin, offering both style and functionality.

#### Outside

The front of the property features a spacious driveway leading to a double garage, complemented by a well-maintained lawn and mature trees that enhance kerb appeal. To the rear, the garden is beautifully landscaped with a patio seating area, a generous laid lawn, and a second sheltered patio complete with a built-in BBQ—perfect for

outdoor dining and entertaining. Surrounded by established shrubbery, trees, and secure fencing, the garden offers both privacy and tranquillity. The property also benefits from an electric vehicle charging point for added convenience.

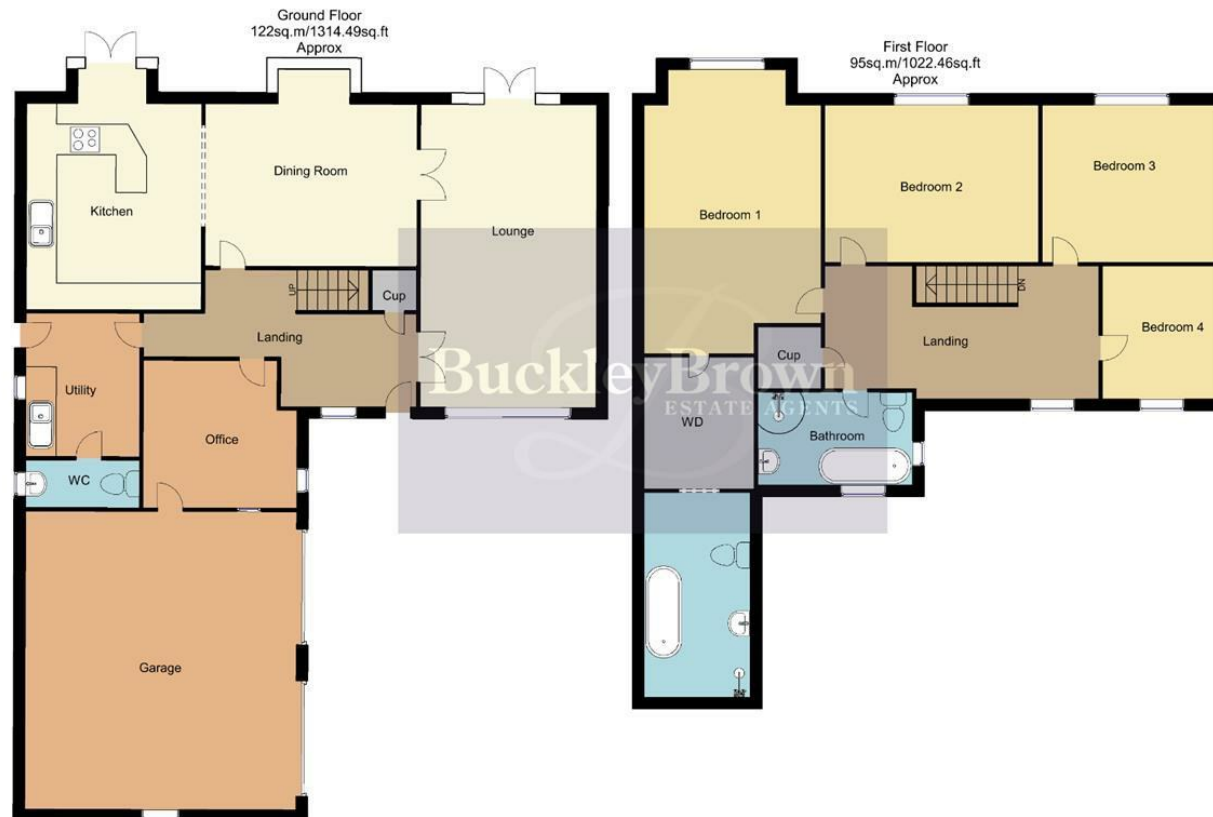
#### Garage 18'2" x 19'7"

The property benefits from a spacious double garage, offering secure parking and additional storage. Ideal for vehicles, tools, or outdoor equipment, it provides both practicality and convenience.





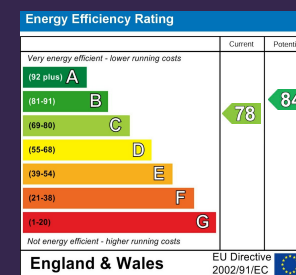




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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.





11 NEW PARK LANE  
MANSFIELD  
NG18 2FA



BuckleyBrown Estate Agents  
55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND  
t: 01623 633633 | [mansfield@buckleybrown.co.uk](mailto:mansfield@buckleybrown.co.uk) | [www.buckleybrown.co.uk](http://www.buckleybrown.co.uk)

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