



Offers In The Region Of £385,000 Freehold

7 LICHFIELD LANE | | MANSFIELD | NG18 4RA

BuckleyBrown
ESTATE AGENTS

THE ONE FOR YOU!...

Welcome to this spacious three-bedroom detached property, ideally located in the popular area of Mansfield, close to excellent amenities, schools, shops, and transport links. Perfect for families, investors, or those looking for a home they can truly make their own, this property offers both ample living space and an impressive outdoor areas.

As you step inside, you're welcomed into a bright and airy entrance hallway which leads into the main living areas. To the front of the property you will find the bright and airy living room featuring a large window that floods the space with natural light, complemented by a cosy atmosphere perfect for relaxing with family or guests. Adjacent is the separate dining room, offering ample space for a full dining set – ideal for both everyday family meals and formal entertaining. The kitchen is well-appointed with a range of fitted units, generous worktop space, and room for appliances, making it a functional and attractive heart of the home. It offers easy access to the rear garden and also provides internal access to the cellar, which is a great bonus space for storage.

Upstairs, the property continues to impress with three well-sized bedrooms, each offering comfortable accommodation and space for freestanding furniture. The family bathroom is fitted with a modern three-piece suite, including a bath with overhead shower, wash basin, and WC.

Outside, the home is equally impressive. To the front, a very large gated driveway provides ample off-street parking for multiple vehicles. To the rear, the property boasts a generously sized garden, featuring a patio seating area perfect for summer dining, a large lawn, and is surrounded by mature trees, shrubbery, and secure fencing—creating a private and peaceful setting for children to play or for relaxing in nature.

Call today to view!!!





Entrance Hall

With laminate flooring, stairs rising to first floor and surrounding doors providing access into;

Kitchen 10'11" x 11'4"

Complete with a range of matching cabinetry and ample worktop surfaces. It features an inset sink and drainer, integrated oven, gas hob with hood over and space for appliances. With windows to the side and rear elevation and a door to the rear elevation.

Dining Room 11'10" x 12'3"

with laminate flooring and a window to the side elevation.

Living Room 11'11" x 12'3"

with laminate flooring and a window to the side elevation.

WC 3'8" x 6'10"

Complete with a low flush WC and a hand wash basin. With a window to the side elevation.

Landing

Surrounding doors provide access into;

Bedroom One 11'11" x 12'3"

With carpeted flooring and a window to the side elevation. This room benefits from fitted wardrobes.

Bedroom Two 11'6" x 12'3"

With carpeted flooring and a window to the side elevation.

Bedroom Three 7'3" x 9'6"

With carpeted flooring and a window to the front elevation.



Bathroom 6'9" x 6'10"

Complete with a three piece suite including a bath with an over head shower, low flush WC and a hand wash basin. With a window to the side elevation.

Cellar

The property benefits from a cellar, providing additional storage space.

Outside

The front of the property hosts a gated driveway, providing ample off-road parking. The rear garden offers a patio seating area, laid lawn and surrounding trees, shrubbery and fencing.



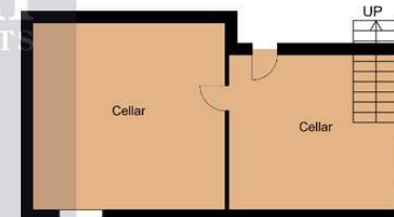
Ground Floor
66 Sq.m/ 713.82 Sq.ft
Approx



First Floor
58 Sq.m/ 628.17 Sq.ft
Approx



Cellar
29 Sq.m/ 314.05 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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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		
(81-91) B		
(69-80) C		
(55-68) D	69	75
(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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