

**Lichfield House, 2 Lichfield Lane  
Mansfield, Nottinghamshire NG18 4RD  
Offers In The Region Of £595,000**

- EXCEPTIONAL, FOUR BEDROOMED DETACHED PROPERTY WHICH IS SUPERBLY PRESENTED
- ENTRANCE HALL, OPENING DIRECTLY INTO THE MAIN LIVING ROOM, THE FOCAL POINT BEING THE LOG BURNER
- AN INNER HALL THEN PROVIDES ACCESS TO A STUDY, UTILITY ROOM, CLOAKROOM & TWO COMPARTMENT CELLAR
- THREE FURTHER BEDROOMS & LUXURY FAMILY BATHROOM, WHICH INCLUDES OVAL BATH & SEPARATE SHOWER
- INDIAN LIMESTONE & SLATE PATIO AREAS, PLUS TRADITIONAL GARDEN AREA WITH SANDSTONE WALLING & BEDS
- OFFERING A COMBINATION OF MODERN LIVING, WITH TRADITIONAL FEATURES., GAS HEATING, UPVC DOUBLE GLAZING & OAK INTERNAL DOORS THROUGHOUT
- FITTED DINING KITCHEN, WHICH HAS ONLY RECENTLY BEEN RE-APPOINTED TO A HIGH SPECIFICATION
- MAIN BEDROOM ENJOYING DOUBLE ASPECT, HAVING EN-SUITE SHOWER ROOM (SHOWER, BASIN & WC)
- DRIVEWAY, DETACHED GARAGE, AS WELL AS RECENTLY CONSTRUCTED SUMMER HOUSE & COVERED SEATING AREA



## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, take the main A60 Nottingham Road, leading out of the town centre. Continue through the junction at West Notts College and after here, turn left onto Lichfield Lane. The property stands prominently in front of you.

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

Including oak flooring, stairs leading to the first floor, glazed double doors to the right, leading to the dining kitchen and open plan to the living room on the left.

### LIVING ROOM

**23'1 x 15'8 (7.04m x 4.78m)**

A reception room offering a wealth of charm, with the main feature being the Invicta log burner with slate backdrop and mounted on a granite hearth. UPVC double glazed bay window to the front with expansive view. UPVC French doors to the rear, two upright radiators and ceiling coving.



### DINING KITCHEN

**23' x 11'8 (7.01m x 3.56m)**

In terms of refurbishment and re-fitting, this room has only recently been completed (and not for the first time by the current owner). The kitchen area offers quality, soft close base and eye level units, copper effect work surfaces and sink unit with drainer. Also including integrated fridge/freezer, dishwasher and freestanding 'Cruisemaster' range cooker with extractor above. Also featuring Corten steel fireplace, UPVC double glazed picture windows to the side aspect, UPVC double glazed bay to the front, UPVC rear window and vinyl 'click' flooring.



### INNER HALLWAY

Having oak flooring and access to the two-compartment cellar.

### STUDY

**10'7 x 6'8 (3.23m x 2.03m)**

UPVC double aspect, radiator, laminate flooring and coving.

### UTILITY ROOM

**9'1 x 6'1 (2.77m x 1.85m)**

Again, having been re-fitted in recent years with white gloss, base and eye level units, work surfaces and stainless steel sink unit and single drainer. UPVC rear aspect, tiled flooring and oak external door.



### CLOAKROOM

WC, wash hand basin, tiled flooring and UPVC window.

### CELLARS



### Compartment one

**10' x 5'6 (3.05m x 1.68m)**

With whitewashed walls, light and power.

### Compartment two

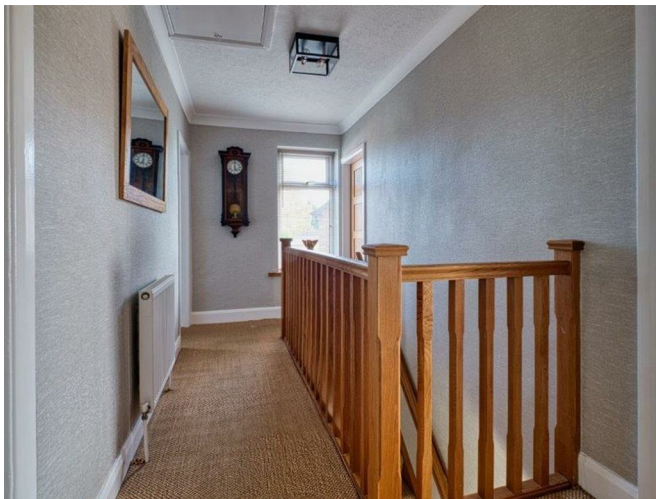
**12'6 x 12'1 (3.81m x 3.68m)**

Whitewashed walls, radiator, light and power - a fabulous room for the children.

## FIRST FLOOR

### LANDING

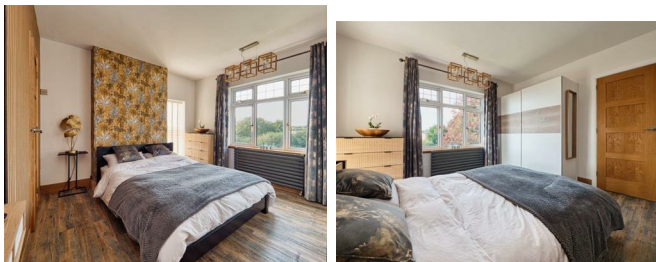
Access to the partly boarded loft space, via loft ladder. Radiator. UPVC aspect.



### BEDROOM ONE

**12'5 x 12' (3.78m x 3.66m)**

UPVC double aspect. Radiator and decorative coving.



### EN-SUITE

Comprising double shower cubicle, corner basin, WC and mermaid panelling to the walls.



### BEDROOM TWO

**12'7 x 10'5 (3.84m x 3.18m)**

UPVC double glazed rear aspect, radiator and coving.



### BEDROOM THREE

**12'7 narrowing to 10' x 10'4 (3.84m narrowing to 3.05m x 3.15m)**

UPVC double aspect to the front and side. Radiator and coving.



### BEDROOM FOUR

**8'9 x 6'4 (2.67m x 1.93m)**

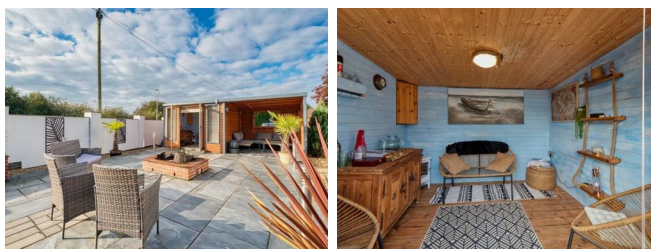
Radiator, coving and UPVC double glazed elevation.

### BATHROOM

A luxury bathroom comprising oval bath with



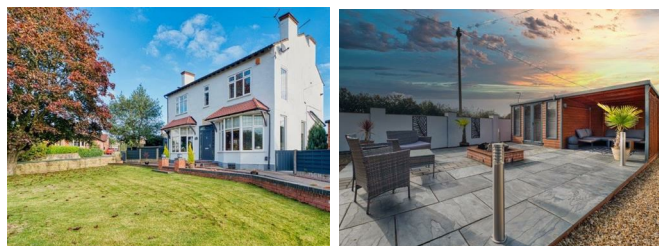
upright external tap and shower fitment. Large, double shower cubicle, wash hand basin and WC. Versace wall tiling to full height (allowing for the ceiling arc), heated towel radiator, UPVC obscure glaze, and cupboard housing the combination boiler.



## OUTSIDE

This property stands superbly, owning its plot. The front garden has been re-turfed, behind a sandstone boundary wall and pathway leading across to the front door. Access to the driveway is via electric gates, off Old Newark Road. This leads, in turn, to the detached garage – 17'8 x 13'4 (5.38m x 4.06m) Electric roller door and, light and power.

Extensive work has been undertaken to the garden in recent times, at considerable cost. It now offers an outstanding area for entertaining or simply enjoying the fruits of your labour. The main seating area and pathways offer a combination of Indian Limestone and slate and there is a detached summer house (9'4 x 8'3 : 2.84m x 2.51m) internal measurement), which is fully insulated and has tongue and groove internal panelling, with power also being provided. Attached to this is a covered, seating area. As you work your way round, the garden becomes more traditional, with stonework walls and pathways, further private patio and water feature. The garden finishes with an enclosed area offering raised flower or vegetable beds and sheds.



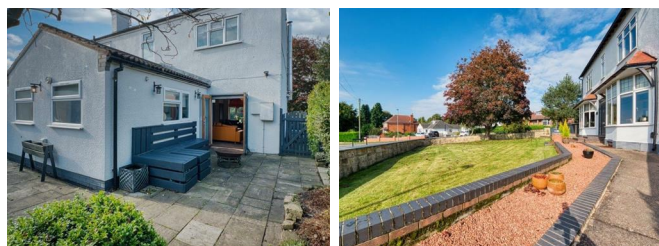
## MONEY LAUNDERING

under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.



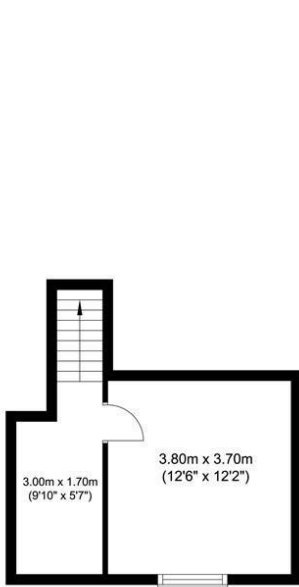
## FINANCIAL ADVICE

we offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

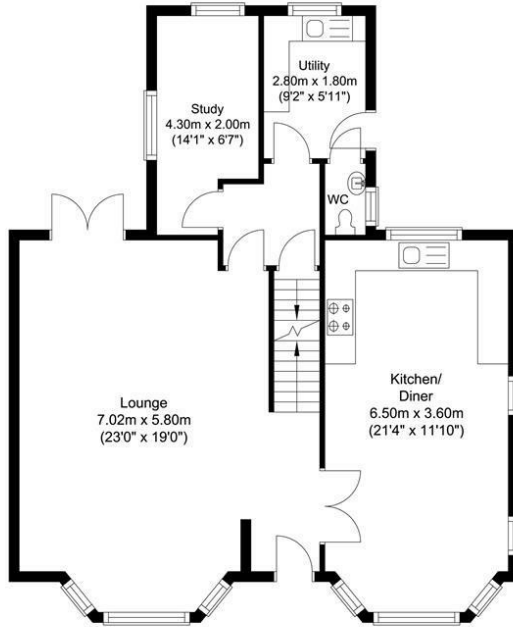


## AS WITH ALL OUR PROPERTIES

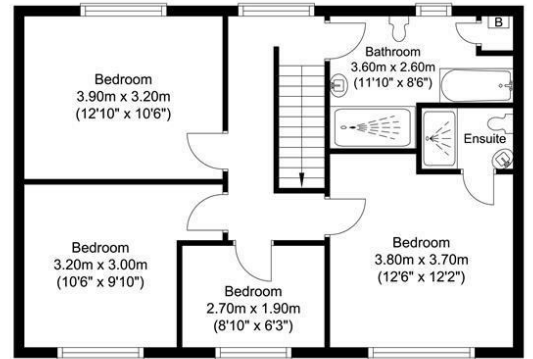
we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5076/10/09/24.



CELLAR



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>81</b></p> <p><b>61</b></p> <p>EU Directive 2002/91/EC</p>

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p>EU Directive 2002/91/EC</p>

