



Lindhurst Lane  
Mansfield





## Property Description

Burchell Edwards are pleased to bring to the market this beautiful, corner plot, detached bungalow that is situated in the most sought after residential location of Berry Hill, Mansfield perfect for a quiet lifestyle whilst benefiting from the practicalities of local amenities, transport links and major road links. The property comprises of; a welcoming entrance hall, spacious and open plan lounge diner, fitted kitchen, three generously sized bedrooms along with a fitted shower room. To the outside of the property is a beautifully presented wrap around garden with patio areas and secured fenced boundaries, there is also gated access leading to the front where you will find the most gorgeous corner plot with the added benefit of two driveways alongside an integral and a detached single garage. This bungalow is not one that you will want to miss and will not be around for long!

## Entrance Hall

UPVC door to the side elevation, laminate flooring, feature archway, multiple storage cupboards and radiator.

## Lounge Area

12' x 19' 2" (3.66m x 5.84m)  
UPVC double glazed window to the side elevation, electric fire with feature surround, carpet flooring, radiator and patio doors to the rear.

## Dining Area

8' 3" x 10' 4" (2.51m x 3.15m)  
Open plan from the lounge, UPVC double glazed window to the side elevation, carpet flooring and radiator.

## Kitchen

8' 6" x 11' 4" (2.59m x 3.45m)  
Fitted with matching wall and base units with work surfaces over that incorporates ceramic sink and drainer, integrated electric oven, gas hob with electric cooker-hood over, glass splashback, tiled flooring, plumbing for washing machine, radiator, UPVC double glazed window to the side elevation and door leading to the rear garden.

## Bedroom One

12' x 10' (3.66m x 3.05m)  
UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Bedroom Two

8' 9" x 11' 7" (2.67m x 3.53m)  
UPVC double glazed window to the side elevation, built in wardrobe, carpet flooring and radiator.

## Bedroom Three

8' 7" x 12' 6" (2.62m x 3.81m)  
UPVC double glazed window to the front elevation, carpet flooring and radiator.

## Shower Room

Fitted with shower cubicle with panelled splashback, vanity wash hand basin with mixer tap that incorporates a W.C, fully tiled splashbacks, non-slip flooring, radiator and UPVC double glazed opaque window to the side elevation.

## Front

The property is set back from the road with a double driveway to either side of the property that provides good off road parking, a wraparound plot that is mainly laid to lawn with matured shrubs, bushes and plants with gated access.

## Rear

The rear garden offers a secure enclosed space with seated patio and laid to lawn areas with a secure fenced boundary and access to a single detached garage as well as the integral garage.

## Integral Garage

8' x 17' 8" (2.44m x 5.38m)  
With up and over electric door, GCH combi boiler (two years old), electric, lighting and

door leading to the rear garden.

### Detached Garage

11' 10" x 18' ( 3.61m x 5.49m )

With up and over door, electric, lighting and door leading to the rear garden.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Burchell Edwards on

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EPC Rating: D

Tenure: Freehold

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