



Broomhill Lane  
MANSFIELD





## Property Description

Guide of £150,000 - £160,000

Burchell Edwards are proud to present this beautiful, two bedroom semi-detached family home located on Broomhill Lane, Mansfield.

Broomhill Lane is located in Mansfield, relatively close to the town centre meaning that your choice of amenities, as well as schools, is not limited. In the same respect the area itself has a quiet approach and compliments the property accordingly.

To the front of the house you have a small frontage separating it from the street, plus driveway parking that runs from the front to the back of the property.

Upon entry you are met with a very well kept downstairs living space consisting of a large lounge that has been re-plastered through and has had a feature 'Stucco' effect wall designed, plus new marble effect tiled flooring done through the lounge and flowing into the kitchen.

The kitchen is yet again a large space and could hold a dining table, however there is an island in the centre with a breakfast bar and integral appliances within such as a fridge and freezer.

There are other integral appliances too, as well as plenty of storage.

To the first floor are two double bedrooms, with the master having fitted wardrobes and additional storage above the stairs and to complete a family bathroom.

The garden at the rear is low maintenance, mainly consisting of concrete sections but there is a small lawn and it is enclosed.

## Front Elevation

Being set back from the street with a small frontage, half walled off and having a driveway offering parking plus access to the rear via a locked side gate.

## Entrance Hallway

Accessed via front entrance door into a small hall where there is stairs off the first floor and opening to the lounge.

## Lounge

12' 1" into chimney breast x 12' 1" ( 3.68m into chimney breast x 3.68m )

Having a large double glazed window to the front elevation, a wall mounted radiator, gorgeous tiled flooring that flows through to the kitchen and a Stucco style feature wall done surrounding the chimney breast.

## Kitchen Diner

15' 4" x 13' 1" ( 4.67m x 3.99m )

The kitchen is gorgeous and has a range of matching wall and base units with work surfaces over that incorporate a stainless steel sink and drainer, tiled splashbacks, a gas hob with extractor hood and two eye level ovens. Within the centre island breakfast bar there is an integral fridge and freezer, then a double glazed window to the side elevation, a UPVC double glazed door to the side elevation, understairs storage, a wall mounted radiator and double glazed patio doors to the rear leading out to the garden.



## First Floor Landing

Having airing cupboard and access to the bedrooms and bathroom.

## Bedroom One

.12' 1" x 12' 1" ( 3.68m x 3.68m )

Bedroom one is a great double bedroom, having fitted wardrobes, a wall mounted radiator, a cupboard housing the boiler and double glazed window to the front elevation.

## Bedroom Two

Also being a double and having carpeted flooring, a double glazed window to the rear elevation and wall mounted radiator.

## Bathroom

Having a bath with mains fed shower over, low level W.C and wash hand basin, fully tiled walls and flooring, wall mounted towel radiator and double glazed obscured window to the rear elevation.

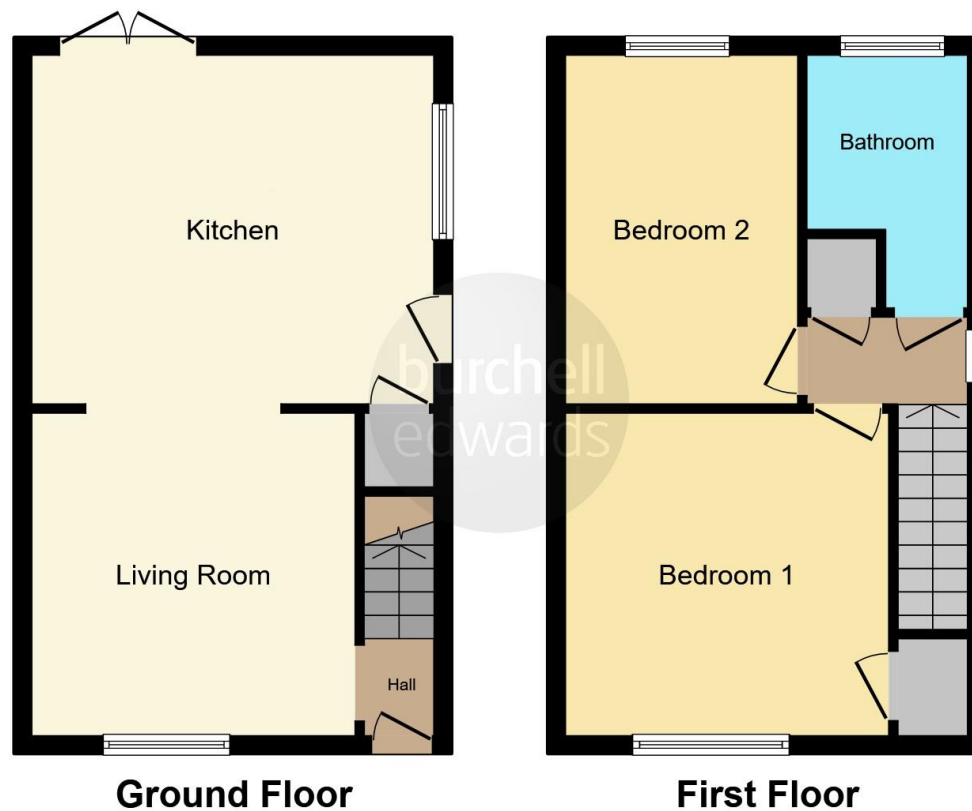
## Rear Elevation

The rear garden is a great space, being low maintenance and mainly concrete. We suspect there may have previously been a garage here so there is scope to implement one. The remaining space consists of lawned sections and the garden is privately enclosed with fencing and a locked gate to the side.









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To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E Mansfield@burchelledwards.co.uk**

12 Albert Street  
 MANSFIELD NG18 1EB

EPC Rating: D

Tenure: Freehold

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