



Big Barn Lane  
Mansfield





# Big Barn Lane Mansfield NG18 3LS

for sale offers over  
**£190,000**



## Property Description

**\*\* NO ONWARD CHAIN \*\***

Burchell Edwards are proud to present this immaculate, Three bedroom semi-detached family home located in a very sought after location here on Big Barn Lane, Mansfield.

Big Barn Lane is a fantastic area to be, located on the outskirts of Mansfield town however still within a close proximity to a lot of sought after schools, amenities and also having the benefit of great road links with public transport routes.

The property benefits from having a full renovation throughout as well as being extended to the rear to create a larger kitchen space. There is parking to the front for multiple cars and gated access to the side straight to the rear garden.

Upon entry you are met with an entrance hallway, providing access to a large lounge with a bay fronted window, a large dining room to the rear with french doors to the garden, a fully fitted kitchen with integral appliances and a downstairs toilet.

To the first floor you have Two very large bedrooms, the master with the bay, and a third single bedroom. All bedrooms have had new flooring installed and new windows.

Then the family bathroom, which has also been renovated, fit with a three piece suite and is easy to maintain.

At the rear is a gorgeous mature garden with a lawned section, shrubs and trees all secured within fencing and can be accessed from a locked side gate.

This property will be the perfect upsize or downsize for you, any enquiries are welcome on 01623 627727.

## Front Elevation

Set back from the road with a frontage consisting of a lawned garden area, a concrete driveway supporting parking for

multiple vehicles and gated access to the rear.

## Entrance Hallway

Through the front traditional wooden door you are met with an entrance hallway with solid bamboo flooring fit which flows through the property and a DG window to the side.

## Wc

Installed beneath the stairs is a WC which consists of a ceramic toilet and ceramic sink basin, tiled flooring and an Opaque DG window to the side elevation.

## Lounge

10' 7" Max & into chimney breast x 12' 5" Max ( 3.23m Max & into chimney breast x 3.78m Max )  
The lounge is a very generous space, having a gorgeous Bay window to the front elevation opening up the room and bamboo flooring that flows from the hallway. This space is finished by the feature fireplace, original from when the house was built and refurbished by the current owners, then a wall mounted radiator.

## Dining Room

10' 7" Max & into chimney breast x 11' 2" Max ( 3.23m Max & into chimney breast x 3.40m Max )  
The dining room, another generous space, also has bamboo flooring fit flowing from the hallway and has a set of french DG doors to the rear providing access to the garden. There are traditional features such as the picture rails still here, showcasing the history behind this beautiful property.

## Kitchen

.7' 2" Min x 14' 4" Min ( 2.18m Min x 4.37m Min )  
The kitchen has been extended to the rear to open up the space and utilises the potential of the plot and the house itself. Being completely renovated, Its finished with base units for storage, tiled flooring and tiled splashbacks, worktops incorporating a stainless steel sink

and drainer with mixer taps, an integral electric oven with an electric hob and a cooker hood above. Then to the rear of the property is a DG window and to the side a UPVC DG door providing access to the garden. Spotlights have been installed to upkeep the modern approach and the boiler is also housed here.

### Bedroom One

10' 8" Min x 11' 5" Max ( 3.25m Min x 3.48m Max )  
Bedroom One is a great space, being a large double and having bamboo flooring fit to finish, a DG window to the rear elevation and a wall mounted radiator.

### Bedroom Two

10' 8" Min x 11' 5" Max ( 3.25m Min x 3.48m Max )  
Bedroom Two is another generously sized bedroom, having a DG bay window to the front which allows in lots of natural light and is finished with bamboo flooring and a wall mounted radiator.

### Bedroom Three

5' 6" Max x 7' 2" Min ( 1.68m Max x 2.18m Min )  
Bedroom Three is a single, having bamboo flooring fit, a DG window to the front and a wall mounted radiator.

### Family Bathroom

The family bathroom has also had a full re-do! With tiled walls and flooring for low maintenance splashbacks, a walk in shower that runs from the mains and a ceramic toilet and ceramic sink basin set within a vanity unit which is nice on the eye. To the side is a DG opaque window and to complete a wall mounted towel radiator,

### Rear Garden

The rear garden is a low maintenance space, having both an outside tap and outside electric points. It consists of a lawned area, split by a slabbed pathway from the top to bottom of the garden and is privately enclosed with new fencing installed. There are some shrubs and trees which provide privacy and add to the aesthetics.













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To view this property please contact Burchell Edwards on

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12 Albert Street  
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EPC Rating: C Council Tax  
 Band: B

Tenure: Freehold

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