



**6 Lindhurst Way West, Mansfield,  
Nottinghamshire, NG18 6AN**

**£215,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Modern Semi Detached House
- Two Double Bedrooms
- Downstairs WC
- Kitchen with Integrated Appliances
- South Facing Rear Garden
- Immaculate Condition Throughout
- Fitted Wardrobes to both Bedrooms
- Separate Lounge
- Tandem Driveway for Two Cars
- Modern, Low Maintenance Living

A modern two bedroom semi detached house situated within this highly regarded development to the south side of Mansfield close to amenities and the transport network.

The property was built by Barratt Homes in 2022. The property is presented in immaculate condition throughout with has gas central heating, UPVC double glazing and includes fitted wardrobes to both bedrooms. The ground floor accommodation comprises an entrance hall, downstairs WC, lounge and kitchen with French doors leading out onto the south facing rear garden. The first floor landing leads to two double bedrooms and a bathroom.

### OUTSIDE

The property stands back from the main Lindhurst Way West road approached by an initial shared driveway which leads to the property's own tandem length driveway for two cars with gated access at the end to the rear garden. The front garden is relatively easy maintenance with plants and paths. To the rear of the property, there is a south facing garden with a paved patio, lawn and ample borders with plants and shrubs.

A COMPOSITE FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

With radiator.

### LOUNGE

12'11" x 11'11" (3.94m x 3.63m)

With radiator, four ceiling spotlights, stairs to the first floor landing and double glazed window to the front elevation.

### KITCHEN

12'10" x 7'2" (3.91m x 2.18m)

Having modern high gloss cabinets comprising wall cupboards with under lighting, base units and drawers with work surfaces above. Inset stainless steel sink with drainer and mixer tap. Integrated single electric oven, four ring gas hob and stainless steel extractor hood above. Integrated dishwasher. Integrated fridge/freezer. Integrated washing machine. Cupboard housing the gas central heating boiler. Tiled floor, nine ceiling spotlights and built-in understairs storage cupboard with consumer unit and tiled floor. Two double glazed windows and French doors to the rear elevation leading out onto the south facing garden.

### DOWNSTAIRS WC

6'1" x 3'5" (1.85m x 1.04m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with mixer tap. Tiled floor, half tiled walls, radiator and obscure double glazed window to the side elevation.

### FIRST FLOOR LANDING

With radiator and loft hatch.

### BEDROOM 1

11'0" x 9'4" (3.35m x 2.84m)

Having fitted wardrobes with double hanging rails and shelving. Plus additional built-in storage cupboard. Radiator and double glazed window to the front elevation.

### BEDROOM 2

12'11" x 7'1" (3.94m x 2.16m)

Having fitted wardrobes with hanging rails and shelving and mirror fronted doors. Radiator and double glazed window to the rear elevation.

### BATHROOM

6'4" x 6'0" (1.93m x 1.83m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, chrome heated towel rail, extractor fan and obscure double glazed window to the side elevation.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

### MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

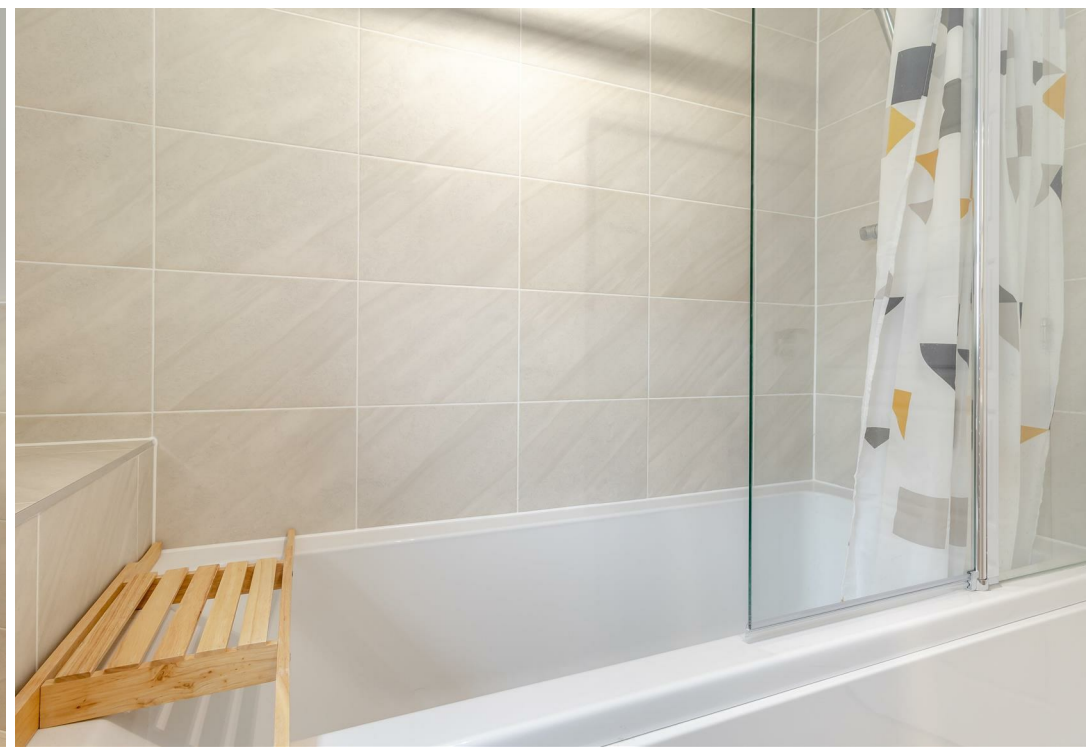
### FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.

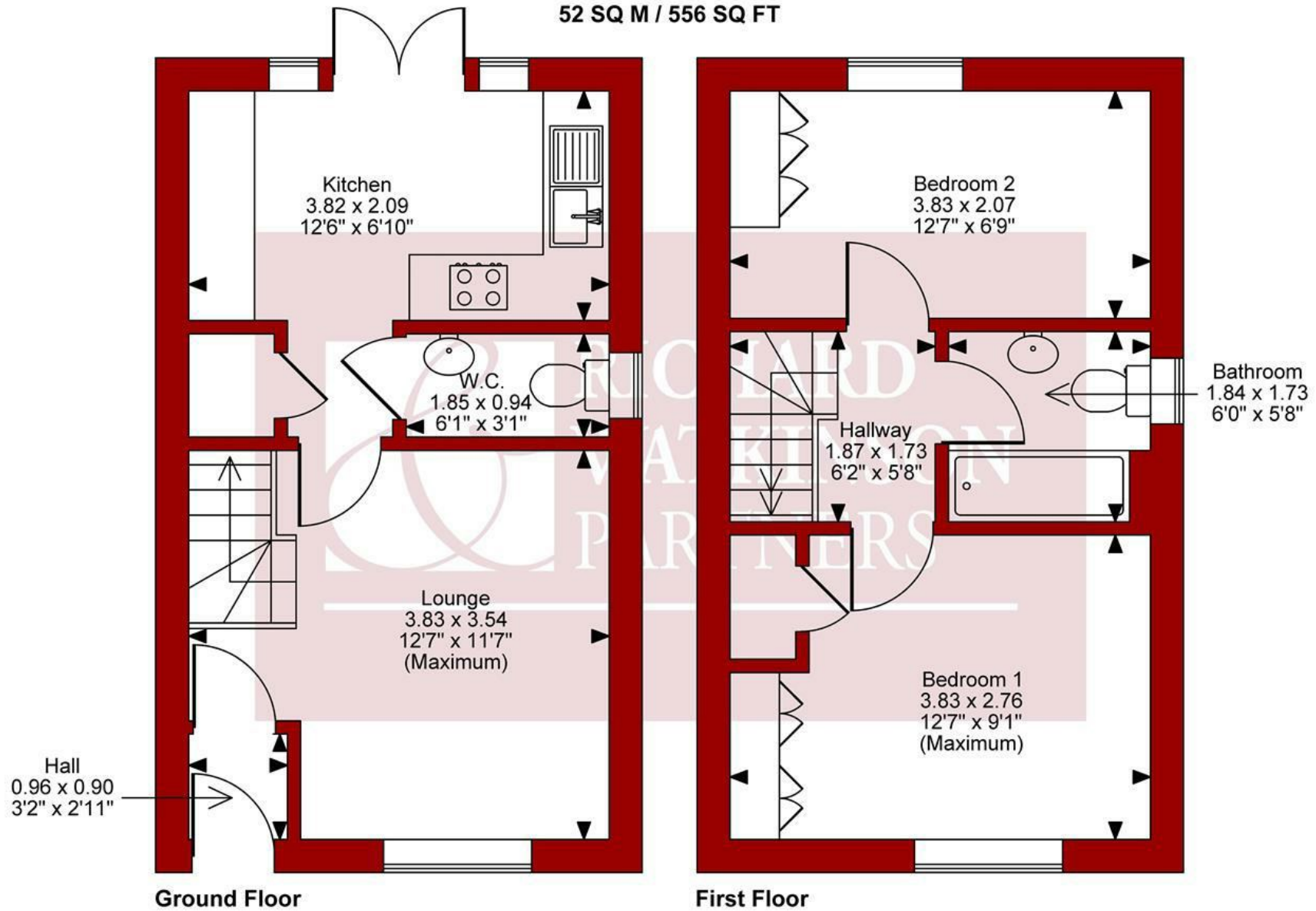








Lindhurst Way West, Mansfield  
Approximate Gross Internal Area  
52 SQ M / 556 SQ FT



**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		97
(92 plus) A		
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

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



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.  
Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: mansfield@richardwatkinson.co.uk



Surveyors, Estate Agents, Valuers, Auctioneers