



17 Green Lane, Mansfield, Nottinghamshire,  
NG18 4BJ

£425,000

Tel: 01623 626990

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Family House
- Three Double Bedrooms
- Orangery Extension
- Double Width Driveway
- Southerly Aspect to Rear
- Spacious Accommodation: 1708 Sq Ft
- Contemporary Kitchen & Utility
- Lounge & Separate Snug/Home Office
- Landscaped Front & Rear Gardens
- Desirable Suburban Location

We are delighted to present to the market this spacious three double bedroom detached family home built in 1953, positioned in a desirable suburban location off Nottingham Road and Berry Hill Lane within walking distance to excellent local amenities and High Oakham Primary School.

The property is presented in immaculate condition throughout and our clients have carried out a comprehensive amount of refurbishment and modernisation to the house and garden creating a first class contemporary family home of high calibre. The property is decorated in neutral tones throughout and includes Karndean flooring to the majority of the ground floor.

The accommodation spans across two floors extending to circa 1708 sq ft. On the ground floor, there is an entrance porch, entrance hall, downstairs WC, cellar, snug/home office, lounge with large, feature corner window, kitchen open plan to an orangery extension and a good sized utility room. The first floor galleried landing leads to three double bedrooms, including a master bedroom also with a large, feature corner window and a contemporary family bathroom with bath and separate shower.

## OUTSIDE

The property is positioned in a desirable suburban location just off Nottingham Road and Berry Hill Lane within walking distance to a wealth of amenities and High Oakham Primary School. The property occupies a good sized plot with landscaped front and rear gardens, including a southerly facing rear aspect. There is a wide, patterned concrete double width driveway frontage adjacent to low retaining walled boundaries with raised lawns, shrubs and trees, and an additional entrance door to the utility. To the rear of the property, there is a beautifully appointed landscaped garden enjoying a southerly aspect and well stocked borders to all sides with mature plants and shrubs. Immediately off the orangery, there is a large Indian sandstone patio which extends the full width of the property. Beyond here, there is a low retaining walled boundary, pond and borders with plants and shrubs. There is a central lawn which leads to a raised decked patio to one side and a second substantial decked patio at the end of the garden providing fantastic outdoor entertaining space with an undercover area adjacent to a summerhouse/bar equipped with power and light.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE PORCH

5'0" x 3'10" (1.52m x 1.17m)

With Karndean flooring and connecting obscure glazed door through to the:

### ENTRANCE HALL

13'6" max x 12'10" (4.11m max x 3.91m)

With Karndean flooring, radiator, coving to ceiling and stairs to the first floor landing.

### CELLAR

11'11" x 5'9" (3.63m x 1.75m)

(6'0" x 2'5"). With power and light points, housing the consumer unit and the Baxi central heating boiler, and double glazed window to the rear elevation.

### DOWNSTAIRS WC

6'5" x 4'1" (1.96m x 1.24m)

Having a modern two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap and tiled splashbacks. Karndean flooring, radiator, meter cupboard housing the consumer unit and electricity meter. Obscure double glazed window to the front elevation.

### SNUG/HOME OFFICE

15'4" x 7'9" (4.67m x 2.36m)

With radiator, coving to ceiling and obscure double glazed window to the side elevation.

### LOUNGE

16'8" x 11'10" (5.08m x 3.61m)

A most delightful reception room with a large, double glazed corner window to the rear elevation overlooking the south facing landscaped garden. There is a feature brick fireplace with sandstone hearth and matching mantle, radiator and coving to ceiling.

### KITCHEN

15'6" x 11'9" max into recess (4.72m x 3.58m max into recess)

Having a range of contemporary shaker cabinets comprising wall cupboards with under lighting, base units and drawers with traditional chrome doorknobs and handles and complemented by wood effect butchers block work surfaces above. Inset 1 ½ bowl ceramic sink with drainer and chrome swan neck mixer tap. Integrated double oven, five ring stainless steel gas hob and built-in extractor hood above. Integrated dishwasher. Space for a fridge/freezer. Contemporary tiled splashbacks, Karndean floor and double glazed window to the front elevation. Open plan to:

### ORANGERY EXTENSION

11'3" x 10'6" (3.43m x 3.20m)

With laminate floor, electric heater, vertical radiator and French doors leading out onto the south facing Indian sandstone patio.

### UTILITY

9'2" x 7'1" (2.79m x 2.16m)

Having base units, space for a fridge/freezer, radiator, tiled floor and composite door leading out onto the rear garden.

### UTILITY CONTINUED

11'3" x 5'6" (3.43m x 1.68m)

Having further base units and work surfaces and an inset stainless steel sink with drainer. Plumbing for a washing machine and space for a tumble dryer. Tiled floor, radiator, obscure double glazed window to the front elevation and composite front entrance door.

### FIRST FLOOR GALLERIED LANDING

12'10" x 8'10" (3.91m x 2.69m)

With coving to ceiling and double glazed window to the rear elevation. Loft hatch with ladder attached providing access to the loft.

### MASTER BEDROOM 1

14'3" x 11'11" (4.34m x 3.63m)

This first of three double bedrooms, this large master bedroom has a built-in wardrobe, radiator and a large double glazed corner window to the rear elevation overlooking the landscaped garden.

### BEDROOM 2

14'10" x 10'5" (4.52m x 3.18m)

A large dual aspect, double bedroom, with radiator, coving to ceiling and double glazed windows to the front and rear elevations again enjoying pleasant views over the garden.

### BEDROOM 3

13'9" x 7'11" (4.19m x 2.41m)

A third double bedroom, with radiator, coving to ceiling and double glazed window to the side elevation.

### FAMILY BATHROOM

12'4" x 5'5" (3.76m x 1.65m)

Having a contemporary four piece white suite with chrome fittings comprising a roll top bath with mixer tap and shower attachment. Separate tiled shower enclosure with rainfall shower plus additional shower attachment. Vanity unit with inset wash hand basin with storage cupboard beneath. Low flush WC. Part tiled walls, laminate floor, four ceiling spotlights and two obscure double glazed windows to the front elevation.

### SUMMERHOUSE/BAR

10'10" x 6'10" (3.30m x 2.08m)

Having a fitted bar and shelving. There are power and light points, French opening front doors plus an additional side entrance door.

### ADJOINING COVERED SEATING AREA

10'4" x 9'10" (3.15m x 3.00m)

A wonderful outdoor entertaining area laid to decked patio with ample feature lighting.

### 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 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

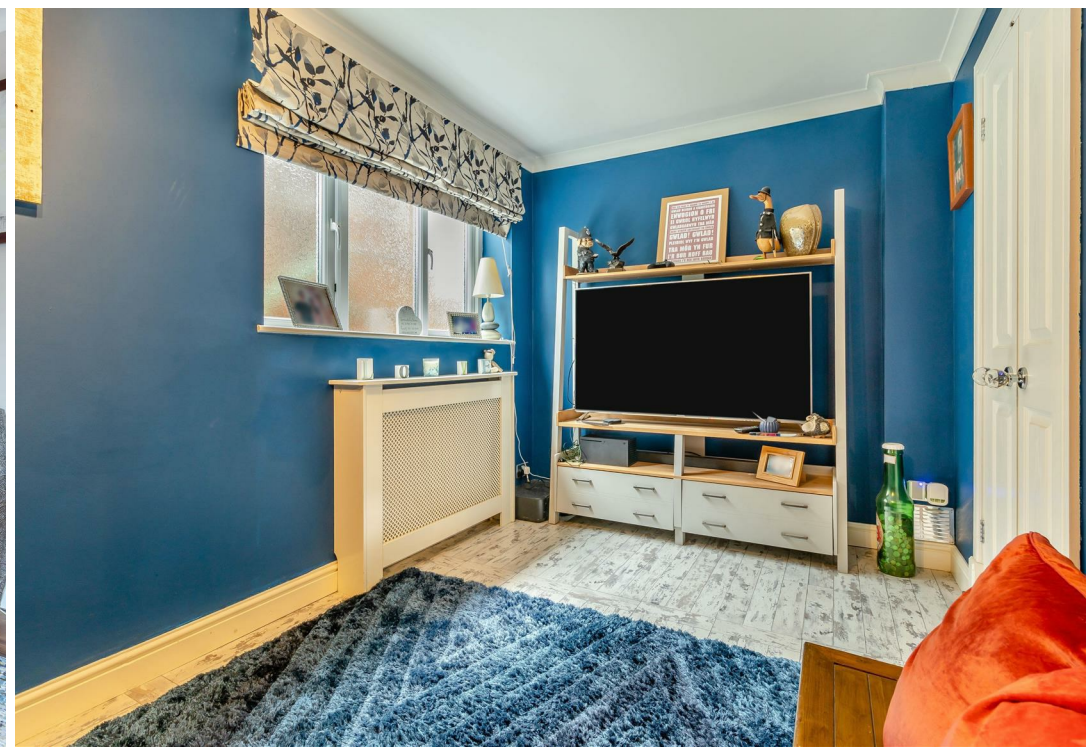
### MORTGAGE ADVICE

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.











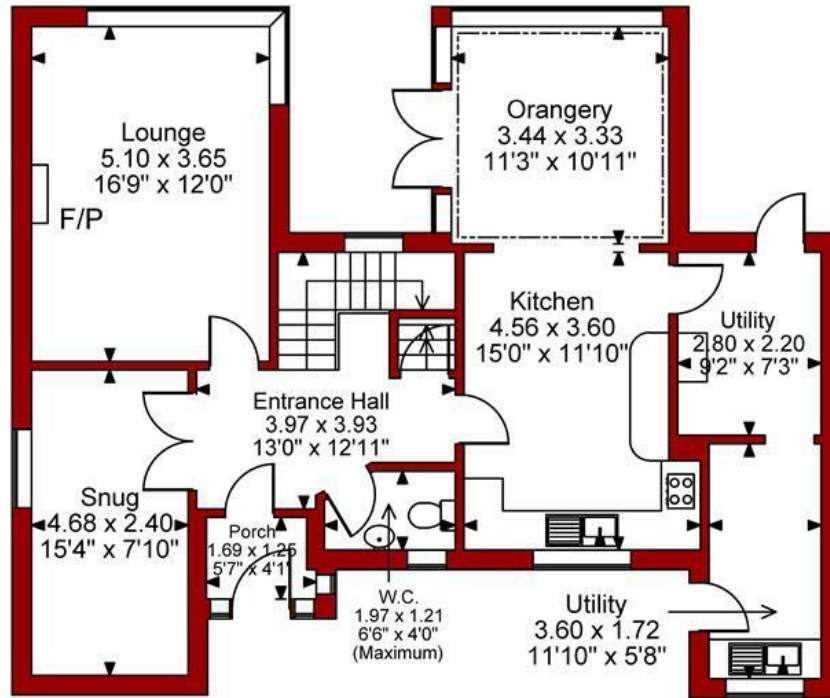




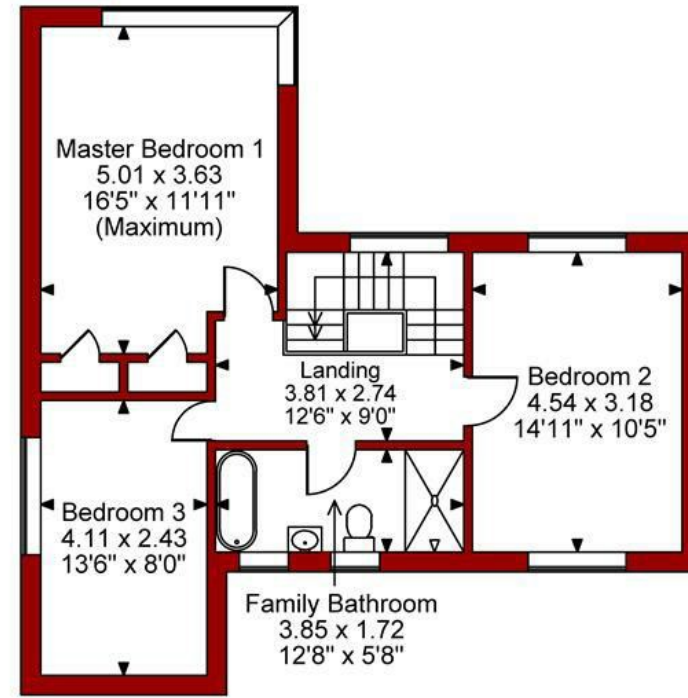




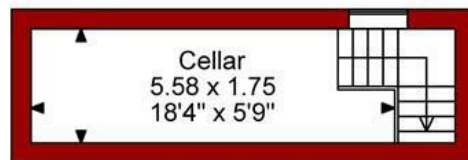
**Green Lane, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 159 SQ M/1708 SQ FT**  
**Summerhouse/Bar/Covered Seating Area = 19 SQ M/201 SQ FT**  
**Total = 178 SQ M/1909 SQ FT**



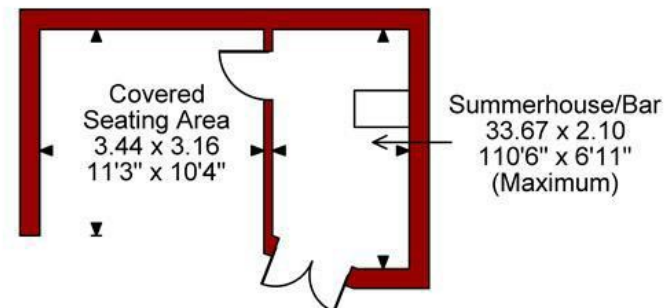
**Ground Floor**



**First Floor**



**Cellar**



**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		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	73
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



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