



165 Lichfield Lane, Mansfield – NG18 4RP

Guide Price **£600,000**

DavidJames
the estate agent



165 Lichfield Lane

Mansfield

Executive detached family home with a superb self-contained annexe! Highly desirable location with Mansfield's amenities nearby, generous reception space and a gated driveway for multiple vehicles!

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- Executive detached family home
- Self-contained annexe offering flexible accommodation for live-in relatives, home working or potential income
- Highly desirable location close to Mansfield's wide range of amenities, schools, transport links and Berry Hill Park
- Stunning large lounge with a feature inglenook fireplace and stove burner
- Second flexible sitting room with an adjoining and versatile conservatory
- Superb open-plan dining kitchen with integrated appliances and underfloor heating
- Four first floor bedrooms plus an office (potential bedroom five)
- Main bedroom suite with a separate dressing room and private en-suite bathroom
- Multi-vehicle driveway with electric gates leading to a garage
- Westerly-facing lawned rear garden with a large patio, summerhouse and mature fruit trees









Floor 0

Approximate total area⁽¹⁾

231.5 m²

2493 ft²

Reduced headroom

0.6 m²

7 ft²



Floor 1

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





David James Estate Agents

43 Forest Street, Sutton-in-Ashfield - NG17 1DA

01623 554084 • sutton@david-james.com • www.david-james.com

These particulars are produced in good faith and are set out as a general guide only. Measurements are approximate and floor plans are for illustrative purposes only. Services have not been tested. We have established professional relationships with third-party suppliers for the provision of services to Clients, details of which can be found on the property listing page on our website.