Linseed Grove
MANSFIELD

burchell edwards

# Linseed Grove
# MANSFIELD NG18 6AH

for sale offers in the region of
**£350,000**

## Property Description

Situated on Linseed Grove in Mansfield, this beautifully presented four-bedroom detached home offers spacious, modern living perfectly suited to families. Benefitting from fitted wardrobes, a landscaped rear garden, and excellent off-street parking, the property is ready to move into and enjoy immediately.

The ground floor features a welcoming entrance hall, convenient cloakroom/WC, a bright and airy lounge with dual-aspect windows, and a stylish kitchen/diner complete with integrated appliances and a UPVC door to the side. A separate utility room provides further practicality.

To the first floor, the landing offers access to four well-proportioned bedrooms, including a generous main bedroom with fitted wardrobes and a modern en-suite. Bedrooms two and four also boast fitted furniture, while the family bathroom completes the upper level.

Externally, the property impresses with parking for up to three vehicles and a driveway leading to the garage. The beautifully landscaped rear garden features a large lawn, patio, fenced boundaries, and side access. The garage includes a useful partitioned area currently used as a gym.

A superb family home in a desirable location that is close proximity to amenities, schools including Berry Hill Primary School and Ravenshead along with nearby scenic walks. Offering comfort, space, and modern features throughout.

Call today to arrange your viewing!

## Entrance Hall

Welcoming entrance hall featuring a UPVC entry door, stylish Amtico flooring, a wall-mounted radiator, and useful built-in storage.

## W.C / Cloakroom

Convenient ground-floor cloakroom fitted with a ceramic toilet and wash hand basin, Amtico flooring, tiled splashback, and a wall-mounted radiator.

## Lounge

Bright and spacious lounge boasting Amtico flooring, two wall-mounted radiators, a double-glazed window to the front, and two additional side windows. Includes feature TV wall and handy hidden storage cupboard.

## Kitchen / Diner

Modern and well-equipped kitchen/diner with Amtico flooring, spotlights, and double-glazed windows to the front and side. Features a UPVC side door, wall-mounted radiator, matching wall and base units, inset stainless-steel sink and drainer, and integrated dishwasher, newly replaced electric single oven with steam self cleaning, induction hob, cooker hood, integrated pull out bin cabinet, and fridge-freezer.

## Utility Room

Practical utility space with Amtico flooring, base units, plumbing and space for a washing machine, and an inset stainless-steel sink and drainer.

## First Floor Landing
Carpeted landing area offering a double-glazed rear window, loft access, wall-mounted radiator, and an airing cupboard.

## Bedroom One
Generous main bedroom with carpeted flooring, double-glazed window to the front, wall-mounted radiator, and fitted wardrobes.

## En-Suite
Modern en-suite featuring a double-glazed opaque window to the side, vinyl flooring, newly fitted Aqua-panel splashbacks and tiled sink splashback, ceramic toilet and wash hand basin, spotlights, and a walk-in shower.

## Bedroom Two
Carpeted double bedroom with a double-glazed side window, wall-mounted radiator, fitted wardrobes, and built-in desk and bookcase.

## Bedroom Three
Bright bedroom with carpet flooring, double-glazed windows to both the front and side, and a wall-mounted radiator.

## Bedroom Four
Additional bedroom with fitted wardrobes, built-in desk, carpeted flooring, front-facing double-glazed window, and wall-mounted radiator.

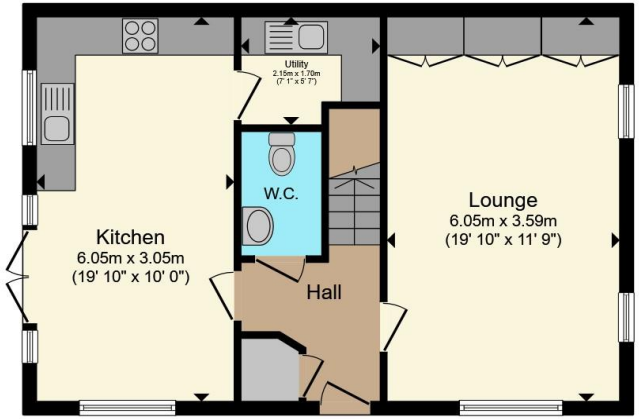
## Bathroom
Family bathroom fitted with vinyl flooring, bath with shower over, ceramic toilet and wash hand basin, tiled splashbacks, wall-mounted radiator, and an opaque double-glazed rear window.

## Loft Space
Loft space with lighting; accessed via hatch (no ladder).

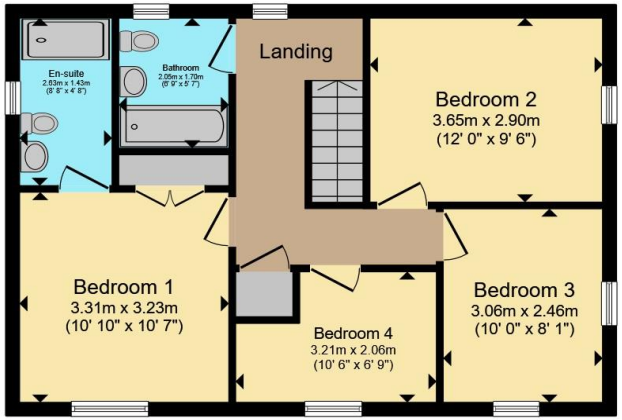
## Externals
The front of the property provides off-street parking for up to three vehicles, with driveway access along the side.

The rear garden is mainly laid to lawn with a paved patio, fenced boundaries, outdoor tap, and a locked side gate. A UPVC door leads into the garage.

## Garage
Garage divided by a partition wall, with one side used as a gym and additional storage. Includes an up-and-over door and further storage space.




## Ground Floor




## First Floor

Total floor area 108.8 m² (1,171 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

burchell edwards

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: B

Council Tax
Band: E

Tenure: Freehold

**view this property online burchelledwards.co.uk/Property/MFD209262**

The Property Ombudsman

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.