37 Lindhurst Lane, Mansfield,
Nottinghamshire, NG18 4JF

No Chain £395,000

Tel: 01623 626990

RICHARD WATKINSON & PARTNERS

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Refurbishment & Modernisation Required
- For Loft Conversion & Front/Rear Extensions
- Lounge & Study
- Carport & Detached Single Garage
- Considerable Potential
- Planning Permission Granted
- Two Double Bedrooms
- Open Plan Kitchen/Diner
- Large Established Plot (0.24 Acres)

A two double bedroom detached bungalow with considerable potential occupying a large plot extending to circa 0.24 of an acre in a highly favoured location on the edge of Berry Hill opposite King George V Recreation Ground.

The property was built in the 1950s constructed from brick elevations beneath a hipped roof. The kitchen was extended to the rear in the 1990s. The property has gas central heating and UPVC double glazing. The layout of living accommodation comprises an entrance porch, entrance hall, lounge, study, open plan kitchen/diner, rear porch, walk-in shower, two spacious double bedrooms and a shower room.

The property benefits from detailed planning consent approved by Mansfield District Council on 10th December 2025 under reference number 2025/0606/HHA for replacement roof incorporating increased pitch and rooms in the roof space and single storey front and rear extensions. There are trees at the property protected by Tree Preservation Order reference TPO-091.

The property currently extends to 1,193 sq ft with the proposed works once completed will increase the floor area to approximately 2,055 sq ft with four bedrooms, three bath/shower rooms and a large open plan living/dining/kitchen ideal for modern day family living.

The property is offered to the market for the first time since the 1980s and viewings can be arranged by appointment with the selling agent.

OUTSIDE

The property occupies a large plot of just under a quarter of an acre in a highly favoured Berry Hill area on the south side of Mansfield opposite King George V Recreation Ground. The property stands well back from the road behind an established hedgerow boundary frontage with double wrought iron gates opening onto a large driveway with turning space at the end. The front garden is mainly laid to lawn with established shrubs to the borders on both sides. There is a carport (17'10" x 7'10") to the side of the property which leads to a detached brick built garage. To the rear of the property, there is a hardstanding patio and path, large lawn, greenhouse, shed and further established shrubs and trees to all three boundaries.

A FRONT DOUBLE GLAZED SLIDING PATIO DOOR OPENS TO:

ENTRANCE PORCH

8'10" x 8'9" max (2.69m x 2.67m max)
With double glazed windowpanes to the front elevation and connecting door through to the:

ENTRANCE HALL

10'9" max x 10'4" (3.28m max x 3.15m)
With radiator, coving to ceiling and built-in cloaks cupboard with overhead shelving.

LOUNGE

19'11" x 12'11" max (6.07m x 3.94m max)
Having a large stone built fireplace with open coal fire. Radiator, coving to ceiling and glazed windows to the front and side elevations. Connecting door to:

STUDY

7'11" x 5'11" (2.41m x 1.80m)
A former pantry, with radiator, overhead cupboard housing the fuse box and electricity meter and double glazed window to the side elevation.

OPEN PLAN KITCHEN/DINER

17'0" x 16'11" max (5.18m x 5.16m max)
An L-shaped open plan kitchen/diner, having wall cupboards, base units and drawers with laminate work surfaces above. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated double oven, four ring electric hob and extractor hood above. Space for a fridge and freezer and space and plumbing for a washing machine. Floor mounted Hideaway Glow Worm boiler. Airing cupboard housing the hot water cylinder. Tiled floor, double glazed windows to the rear elevation and French doors leading out onto the rear garden.

REAR PORCH

5'7" x 3'7" (1.70m x 1.09m)
With tiled floor and double glazed sliding patio door leading out onto the rear garden.

WALK-IN SHOWER

4'10" x 3'1" (1.47m x 0.94m)
With electric shower. Tiled floor, tiled walls and obscure double glazed window to the side elevation.

BEDROOM 1

14'2" x 12'11" (4.32m x 3.94m)
A large double bedroom, having fitted wardrobes with hanging rails and shelving plus overhead storage cupboards above. Radiator, coving to ceiling and double glazed window to the front elevation.

BEDROOM 2

11'11" x 9'5" (3.63m x 2.87m)
A second double bedroom, with radiator, coving to ceiling and double glazed window to the rear elevation.

SHOWER ROOM
7'10" max x 7'5" (2.39m max x 2.26m)
Having a three piece white suite comprising a shower cubicle with electric Mira shower. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, part tiled walls, chrome heated towel rail, loft hatch and obscure double glazed window to the rear elevation.

DETACHED SINGLE GARAGE
16'4" x 9'4" (4.98m x 2.84m)
A detached brick built garage with a pitched tiled roof. With power and light point. Centre opening doors and obscure glazed windowpane 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 07817-283-521.

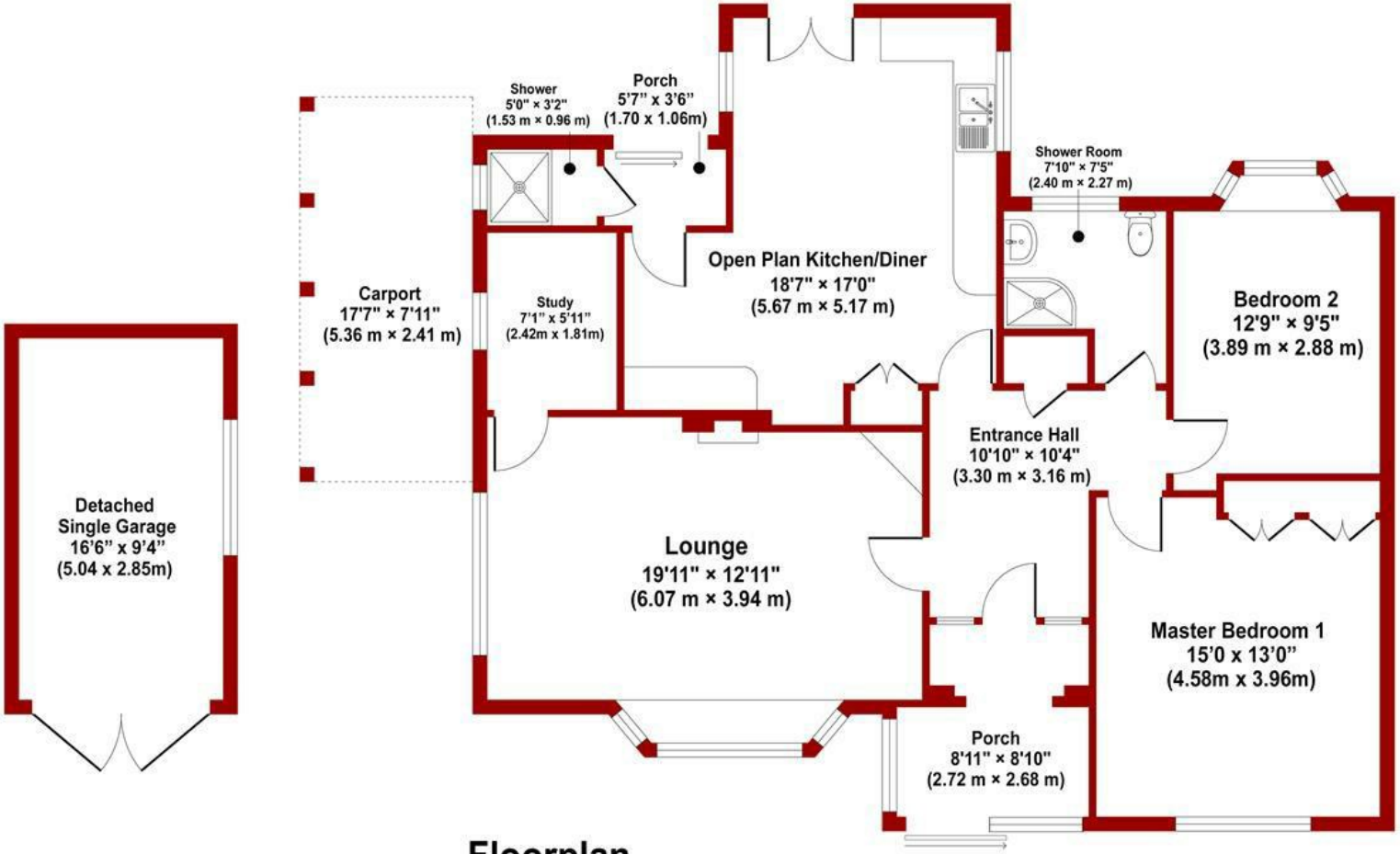
TENURE DETAILS
The property is freehold with vacant possession upon completion.

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.

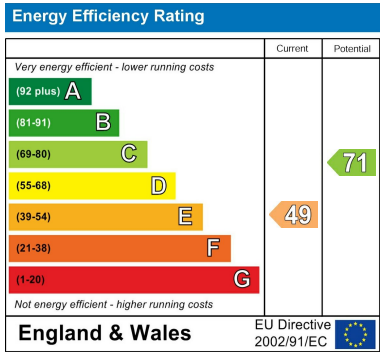
Lindhurst Lane, Mansfield
Approximate Gross internal Area
Bungalow = 111 SQ M / 1193 SQ FT
Detached Single Garage = 14 SQ M / 154 SQ FT
Total (Excluding Carport) = 125 SQ M / 1347 SQ FT

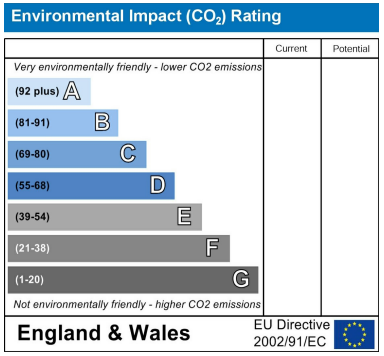


Floorplan

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

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





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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

RICS

The Property Ombudsman

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Registered in England. Ltd Registration number: 07140024

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

RICHARD WATKINSON & PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers