



OFFERS IN THE REGION OF

**£345,000**

**Lindhurst Way West**

Mansfield, NG18 6AN

## PROPERTY SUMMARY

Modern family living, generous space and a south-facing garden, all within easy reach of Nottingham, Newark and the M1.

This attractive four-bedroom detached home offers flexible accommodation that is ideally suited to modern family life. Having been built in around 2018, the ground floor provides a spacious lounge alongside a separate reception room, creating versatile living space for entertaining, working from home or simply accommodating the needs of a growing family.

At the heart of the home is a high-quality Wren kitchen, fitted with a range of contemporary and integral units and appliances, providing both practicality and style for everyday living. The well-balanced layout continues upstairs, where four generously sized bedrooms include a principal bedroom with en-suite facilities, complemented by a modern family bathroom.

In total, the property extends to approximately 1,250 sq ft of accommodation, offering plenty of room for families looking to take the next step up the property ladder.

4



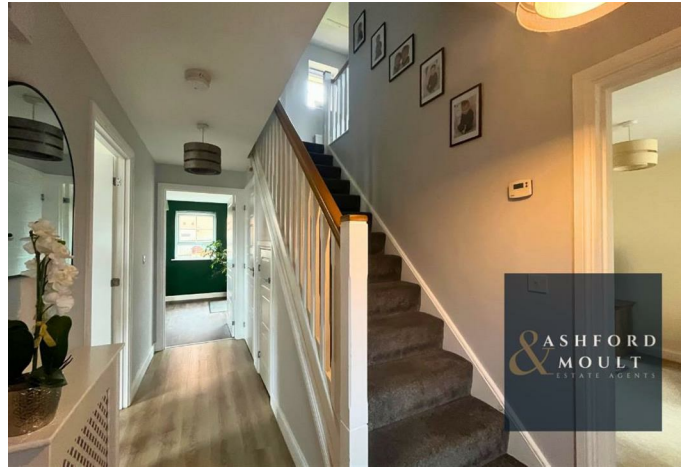
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1







Ground Floor

First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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