



## 10 Berry Hill Lane, Mansfield

Guide Price £290,000 – £310,000 Freehold

A GORGEOUS HOME WITH MODERN INTERIOR • SPACIOUS ACCOMMODATION WITH A FEATURE LOG BURNER • LOUNGE, PLAY ROOM AND CONSERVATORY, IDEAL FOR ENTERTAINING • FOUR BEDROOMS WITH EN-SUITE TO THE PRINCIPLE BEDROOM • DOWNSTAIRS WC • SOUGHT AFTER LOCATION, DRIVE & LANDSCAPED GARDEN • EPC RATING: D



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**John Sankey**







### Sun Room

12' 0" x 7' 10" (3.66m x 2.39m)

The space provides a fantastic space to relax or doubles up as a dining room depending on your requirements, there is under floor heating which is a huge advantage and makes the room useable all year round, there are inset speakers should any new purchaser like to connect to them the wiring is available, there are an ample amount of power points, spot lights to the ceiling, uPVC double glazed windows and french doors lead out to the garden and internal french doors also lead to the kitchen.

### Outside

The property stands beautifully with a half stone wall to the front, a paved front provides off road parking and a gate leads round to the rear garden. The lovely and private landscaped garden includes a spacious paved patio area providing a superb space to relax and entertain with a wood constructed log store, from here there are railway sleeper paths leading onto the lawn with a barked area at the bottom of the garden ideal for children to play, a shed which will be included within the property sale, a slate chipped seating area, an external power socket which must prove very useful, there are fenced boundaries and dug out borders with shrub planted providing some more greenery to the garden and a gate leads out to the driveway.

### Additional Information

Tenure: Freehold Council Tax Band: B Mobile/Broadband

Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.





These brochures are produced as a guide only. The floor plan and measurements are not to be used for furnishing or any other purposes and are approximate.

\*\*\*Guide Price £290,000–£310,000\*\*\* This stunning Semi Detached home provides deceptively spacious and versatile accommodation which in our opinion would suit most families. The current owners have spent time and money on the property within the last couple of years with modern grey windows and doors being installed to the main house in 2020/2021, the roof was replaced in 2020 along with the installation of a new GAS CENTRAL HEATING boiler and to top it off the master bedroom now benefits from a stunning en suite which was fitted also in 2021. The property's accommodation as before mentioned is very versatile comprising briefly of an entrance porch area in turn leading into the main entrance hall, a cellar provides very useful storage, the main lounge is a fantastic size with a multi fuel log burner, there is a modern kitchen with a conservatory just off ideal for seating and relaxing, a downstairs wc adds practicality, further to this there is a room which is currently set up as a child's play room but lends itself to become a second sitting room, separate dining room or home office depending on your requirements. The first floor has three very well proportioned bedrooms with the main having the en suite and there is also a separate fully fitted bathroom suite. The second floor offers the fourth bedroom which again is a double. Externally the property has a paved driveway and a landscaped garden to the rear and we were hugely impressed by the privacy this offers and also the space to relax and entertain with space for children to play.

Berry Hill Lane is located within a very popular and sought after location of Mansfield within close proximity to High Oakham School, Nottingham Road which not only has an abundance of shops, a cinema and places to eat but also gives easy access via the A60 to Nottingham and the M1 along with regular bus services.



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