



40 Little Barn Lane, Mansfield

£245,000 Freehold

TWO BEDROOM DETACHED BUNGALOW • OPEN PLAN LOUNGE AND DINING ROOM • NO UPWARD CHAIN, EPC RATING:D
• MODERN AND WELL EQUIPPED BATHROOM • BRIGHT AND AIRY CONSERVATORY • FITTED KITCHEN WITH ADJACENT
UTILITY AREA • AN ABUNDANCE OF OUTSIDE SPACE WITH SUMMER HOUSE • DRIVEWAY WITH GATED ACCESS FOR OFF
ROAD PARKING



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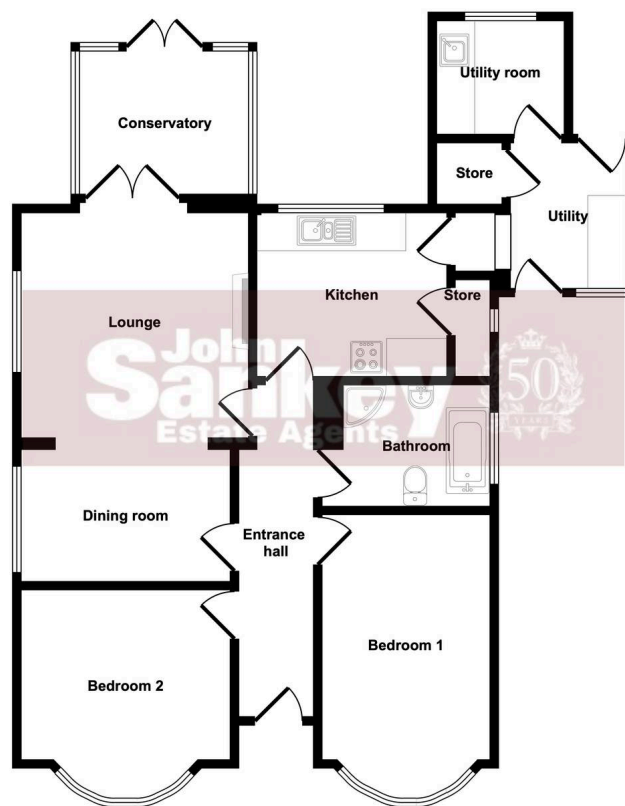
Outside

The front of the property features gated driveway access, providing secure off-road parking. It also boasts a well-maintained lawned area bordered by mature trees and shrubbery, enhancing kerb appeal. The property can be accessed from both the front and side, with a side gate offering convenient access to the remaining outdoor spaces. A relaxing and characterful outdoor space featuring a patio area outside the conservatory—ideal for outdoor living, relaxing, and entertaining. The majority of the garden is laid to lawn and bordered by mature trees, shrubbery, and flower beds, creating a peaceful and colourful environment. The garden also benefits from a summer house with power, a further lawned area to the rear, and a practical workshop shed. Side access is available via a gate from the front, as well as internal access through the utility room.

Additional information

Tenure: freehold Council tax band: B Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker. No onward Chain, Standard Construction, Central heating boiler 4 years old.





Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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.

This well presented detached bungalow offers comfortable single level living, making it an ideal choice for those looking to downsize. The property features a generous open plan lounge and dining area with a feature fireplace and access to a bright conservatory, creating a seamless flow of living space. There is a well equipped kitchen with adjoining utility area, two double bedrooms with bay windows, and a modern bathroom.

Externally, the home benefits from a gated driveway providing secure off-road parking, along with a generous and beautifully maintained rear garden complete with patio areas, lawn, summer house, and workshop, perfect for relaxing or entertaining.

Situated in a desirable location, this home combines practicality, space, and ease of living, making it a fantastic opportunity for those seeking a more manageable lifestyle.



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