



Guide Price £350,000 Freehold

23 LINDHURST WAY WEST | | MANSFIELD | NG18 6AP

BuckleyBrown
ESTATE AGENTS

*** GUIDE PRICE £350,000 - £360,000 ***

A HOME MADE FOR EVERYDAY LIFE!.. Set within the popular and well-established Lindhurst Way West, Mansfield, this impressive detached family home delivers space, style and everyday practicality in equal measure. Designed with modern family life in mind, the property enjoys a convenient position close to schools, parks and local amenities, all while offering a contemporary, energy-efficient home that's ready to enjoy.

Step inside and you're welcomed by a bright, spacious hallway that sets the tone for the rest of the home. Two generous reception rooms provide flexible living options – whether you're after a relaxed family lounge, a formal dining room or a home office. The kitchen is a real standout, fitted with sleek modern units, integrated appliances and a central island, making it the perfect hub for cooking, socialising and entertaining. French doors open to the side, allowing natural light to pour in and creating a seamless connection to the outdoors.

Upstairs, four well-proportioned bedrooms offer comfortable accommodation for the whole family. The principal bedroom benefits from its own en-suite, creating a peaceful retreat, while the remaining bedrooms are served by a stylish family bathroom finished with contemporary fittings.

Outside, the property continues to impress with a well-kept garden that's ideal for outdoor dining, children's play or simply relaxing in the warmer months. Ample off-street parking adds further convenience, making this an excellent all-round family home in a sought-after location.

Homes like this don't stay available for long, call today to arrange your viewing!





Hall

With a fitted storage cupboard and access into;

Living Room 10'2" x 16'10"

Spacious reception room with carpeted flooring, central heating radiator, window to the front along with french doors opening to the rear elevation.

Dining Room 9'8" x 10'10"

Versatile room with tiled flooring, central heating radiator and dual aspect windows to the front and side elevations.

Kitchen 15'1" x 15'0"

Modern kitchen which comes complete with a range of high end wall and base cabinets, inset sink with drainer, integrated appliances, a centre island and a breakfast

bar. Dual aspect windows to the side and rear along with french doors opening to the side elevation.

WC 2'9" x 5'5"

Fitted with a low flush WC and a hand wash basin.

Landing

Window to the rear elevation and leading access into;

Bedroom One 15'1" x 10'2"

Carpeted flooring, central heating radiator, en suite and dual aspect windows to the side and rear elevations.

En Suite 3'10" x 6'9"

Three piece suite comprising of a hand wash basin, low flush WC and a shower. Window to the side elevation.

Bedroom Two 14'9" x 8'7"

Carpeted flooring, central heating radiator, built in wardrobes and dual aspect windows to the front and side elevations.

Bedroom Three 12'2" x 9'1"

Carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Four 7'1" x 7'5"

Laminate flooring, central heating radiator and a window to the rear elevation.

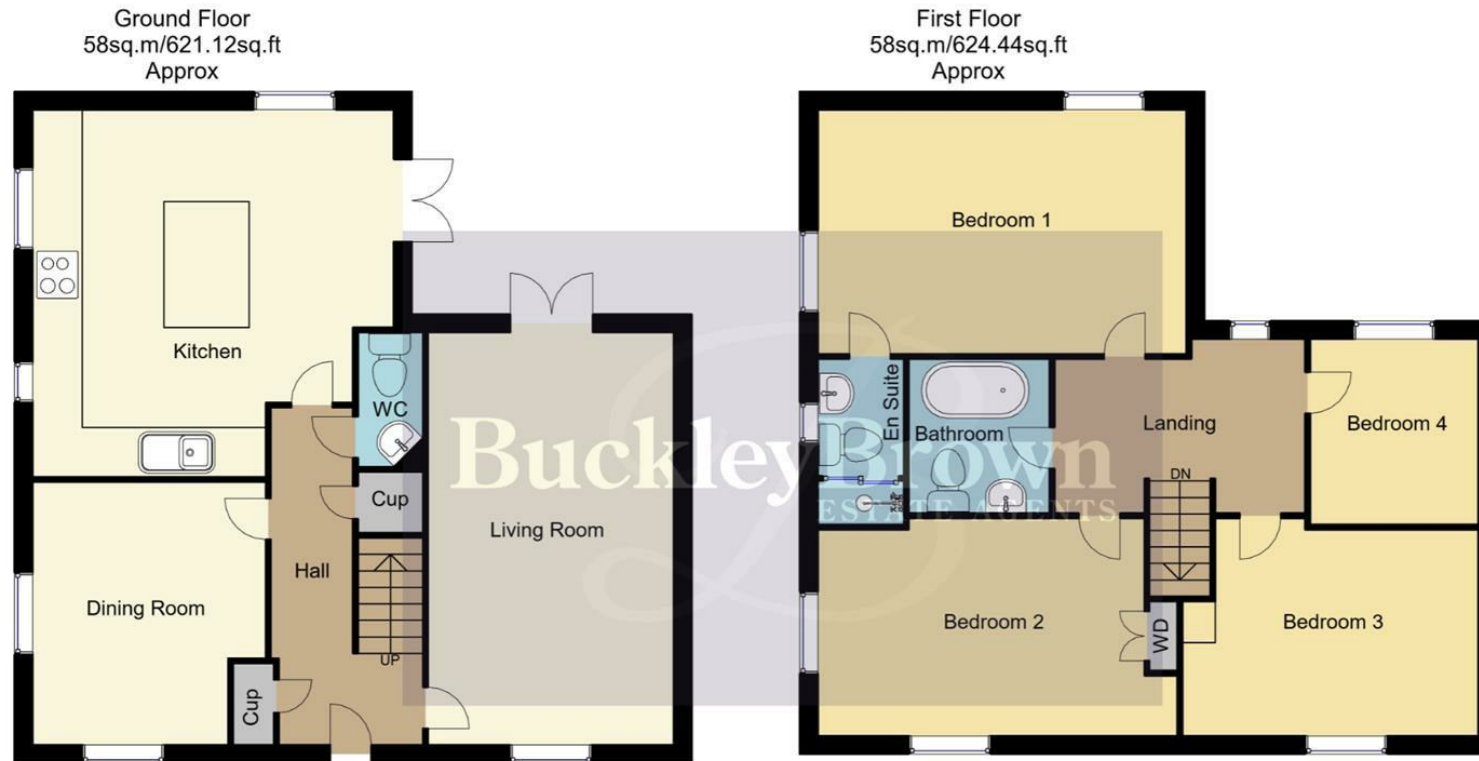
Bathroom 5'7" x 5'2"

Three piece suite comprising of a hand wash basin, low flush WC and a bath.

Outside

Well presented frontage with two private driveways and a garage. The rear garden boasts a lovely enclosed space with a lawn, gravel and fence surround.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 94 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |

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MANSFIELD
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BuckleyBrown Estate Agents

55 - 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

23 High Street | Edwinstowe | Nottinghamshire | NG21 9QP

1 Market Place | Bolsover | Chesterfield | S44 6PN

www.buckleybrown.co.uk

t: 01623 633 633

t: 01623 633 633

t: 01246 605121

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