



Guide Price £300,000 Freehold

20 LINDHURST WAY WEST | | MANSFIELD | NG18 6AN

**BuckleyBrown**  
ESTATE AGENTS

**\*\*\*GUIDE PRICE £300,000 - £320,000\*\***

**NO UPWARD CHAIN, COMFORT AND CONVENIENCE...** Nestled in the desirable area of Lindhurst Way West, Mansfield, this beautifully presented detached house is an ideal home for families seeking comfort and convenience. With its spacious layout and neutral fixtures throughout, this property is move-in ready, allowing you to settle in without delay.

Upon entering the ground floor, you will find a welcoming atmosphere that is perfect for both relaxation and entertaining. The well-designed living spaces are bathed in natural light, creating a warm and inviting environment. The open-plan kitchen/dining room seamlessly connects the living room to the dining area, making it an excellent space for family gatherings or hosting friends. The living room offers a lovely enclosed space to enjoy after a long day. Completing the ground floor is a handy wc facility.

Venturing upstairs, you will discover four generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The master bedroom benefits from its very own suite for added convenience. The family bathroom is conveniently located, featuring modern fittings that enhance the overall appeal of the home.

Outside, the property boasts a well-maintained garden that provides a perfect space for children to play or for adults to unwind after a long day. The outdoor area is both private and spacious, making it ideal for summer barbecues or simply enjoying the fresh air. With off-street parking available, this home combines practicality with charm, making it a wonderful choice for families looking to establish roots in a friendly community.

Ready to make this your family home?





#### Hall

With a storage cupboard under the stairs and leading access into;

#### Living Room 10'9" x 16'4"

Spacious reception area with carpeted flooring, central heating radiator and a window to the front elevation.

#### Kitchen/Dining Area 18'0" x 12'9"

Open plan layout offering a wonderful space for entertaining with friends and family. The kitchen area comes complete with a range of matching wall and base cabinets, inset sink with drainer, integrated appliances and a breakfast bar. The dining area provides ample space for your desired furnishings complemented by french doors opening to the rear elevation.

#### WC 3'3" x 5'6"

Fitted with a low flush WC, hand wash basin and a window to the side elevation.

#### Landing

Spacious landing with a fitted cupboard and leading access into;

#### Bedroom One 9'3" x 11'8"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the front elevation.

#### En Suite 9'3" x 5'8"

Three piece suite including a hand wash basin, low flush WC and a shower.

#### Bedroom Two 9'3" x 9'10"

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



#### Bedroom Three 8'6" x 6'7"

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

#### Bedroom Four 8'6" x 7'1"

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

#### Bathroom 5'6" x 6'10"

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

#### Garage 7'4" x 15'1"

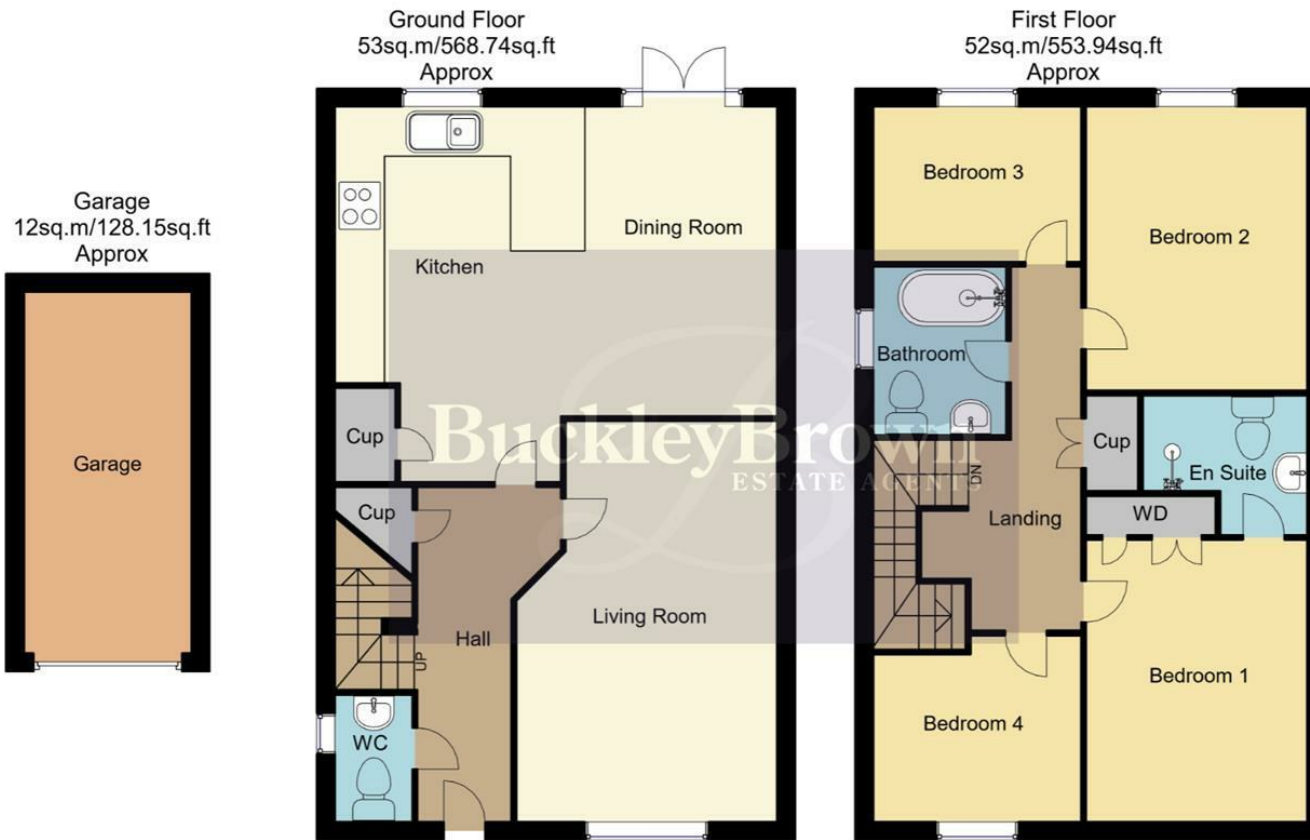
Detached garage accessible from the front elevation.

#### Outside

Low maintenance frontage with a pathway leading to the front door alongside a

private driveway and a detached garage. The rear garden boasts a well kept lawn, patio seating area, pergola and fence surround.



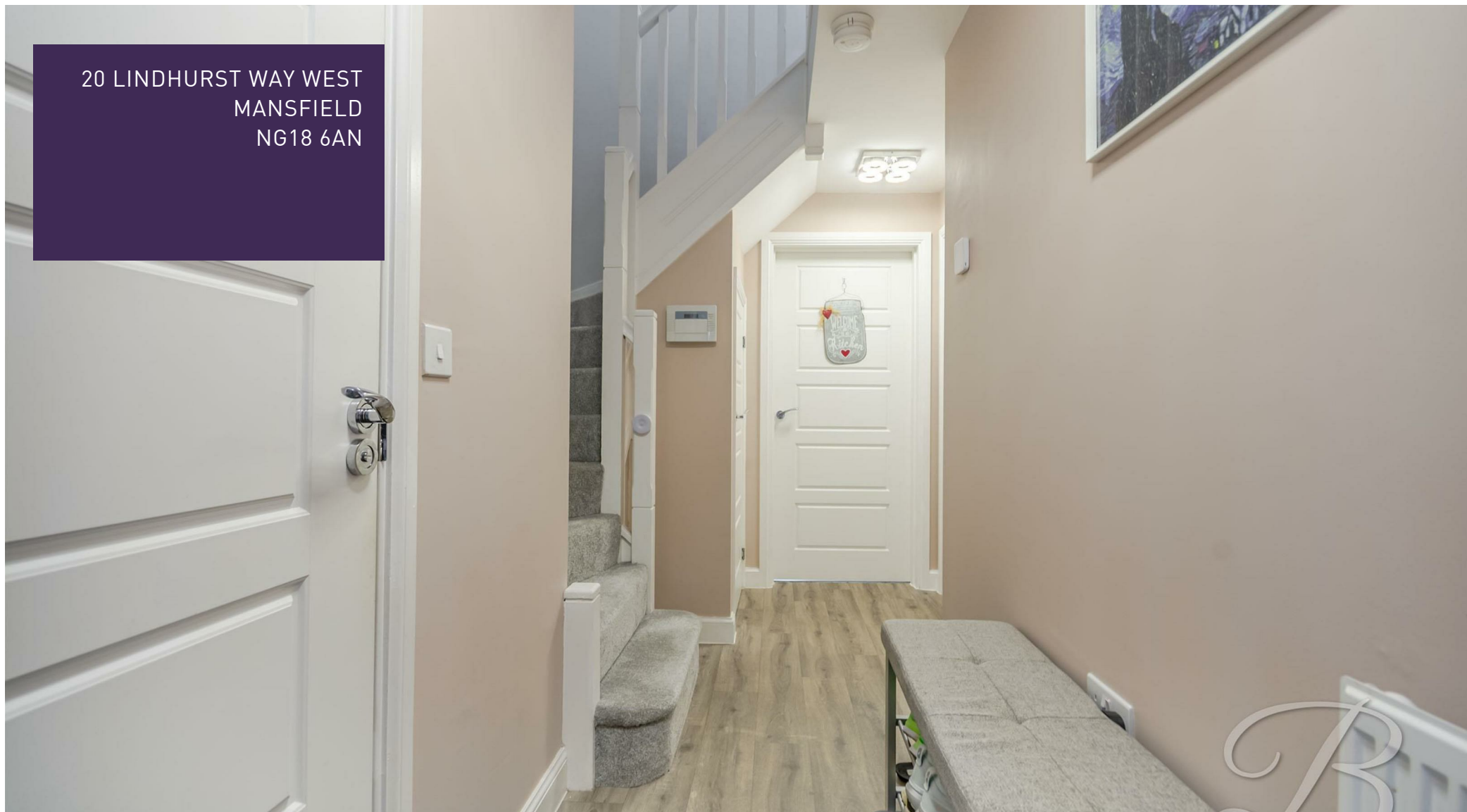


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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 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. Specially 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) <b>A</b>			<b>95</b>
(81-91) <b>B</b>		<b>84</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			

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NG18 6AN



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