



**57 Big Barn Lane, Mansfield,  
Nottinghamshire, NG18 3LT**

**£215,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Semi Detached House
- Lounge & Open Plan Kitchen/Diner
- Modern Family Bathroom
- Front & Rear Gardens
- Highly Regarded Suburban Location
- Three Bedrooms
- Gas Central Heating (Combi Boiler)
- Double Width Driveway
- Superb External Garden Room
- Viewing Recommended

A three bedroom semi detached house with a modern kitchen and bathroom and a superb and versatile, external garden room, situated in a highly regarded suburban location on Big Barn Lane.

The property is presented in immaculate condition throughout with gas central heating (combi boiler) and UPVC double glazing. The ground floor living accommodation comprises an entrance hall, lounge and an open plan kitchen/diner with an island, integrated appliances and patio door leading out onto the rear garden. The first floor landing leads to three bedrooms and a fully tiled family bathroom.

### OUTSIDE

To the front of the property there is a double width driveway providing off road parking with gate at the end opening to a carport (18'9" x 8'5") which leads round to the rear garden. The front garden is laid to lawn with low maintenance slate chippings border to one side. To the rear of the property, there is a large decked patio which extends across the full width of the property, lawn, further decked patio, stone rockery area with plants and shrubs and a superb, large garden room in treated timber with UPVC double glazed windows and double doors opening from the veranda, the veranda having a canopy over with inset downlights and adjacent external lighting. Double doors open to this generously proportioned room which has the benefit of power and light with both ceiling spotlights and built-in speakers. This room offers a fantastic versatile living space for various uses such as home office, studio, cinema room, gym etc.

A UPVC FRONT ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### ENTRANCE HALL

12'10" x 5'8" (3.91m x 1.73m)

With wood effect laminate floor, radiator, understairs storage cupboard and stairs to the first floor landing.

### OPEN PLAN KITCHEN/DINER

16'6" x 10'10" (5.03m x 3.30m)

A modern open plan kitchen/diner featuring a modern fitted kitchen and spacious adjacent dining area, this creating a dual purpose living and cooking space partially separated by a high quality matching island unit making this the ideal hub of any family home. The kitchen has a range of wall and base units with solid wood butchers block work surfaces, island unit with space saving corner units, drawers and storage space with soft closing doors. The main

section of the kitchen having the benefit of integrated appliances, featuring a multi function oven, four ring electric hob and extractor hood with pull out canopy matching the high level units. Inset sink unit with chrome swan-neck mixer tap and splashback tiling. Plumbing for washing machine and space for a fridge/freezer. Double glazed window to the rear and side elevations, UPVC rear door giving access to the garden, laminate floor, ceiling spotlights and open archway through to the:

### LOUNGE

12'9" x 10'1" (3.89m x 3.07m)

Having feature fireplace comprising of rustic brick surround with recess and slate tiled hearth. Radiator, telephone point, television point and double glazed window to the front elevation.

### FIRST FLOOR LANDING

6'6" x 6'5" (1.98m x 1.96m)

With loft hatch and double glazed window to the side elevation.

### BEDROOM 1

12'11" x 9'10" (3.94m x 3.00m)

With radiator and double glazed window to the front elevation.

### BEDROOM 2

10'10" x 9'10" (3.30m x 3.00m)

Built storage cupboard housing the combi boiler. Radiator and double glazed window to the rear elevation.

### BEDROOM 3

9'10" x 6'5" (3.00m x 1.96m)

With radiator and double glazed window to the front elevation.

### BATHROOM

7'1" x 6'5" (2.16m x 1.96m)

Having a modern three piece white suite comprising a P-shaped panelled bath with rainfall shower above plus additional shower attachment. Vanity unit with inset sink with mixer tap and storage cupboard beneath. Low flush WC. Fully tiled walls and floor, four ceiling spotlights and obscure double glazed window to the rear elevation.

### EXTERNAL GARDEN ROOM

16'2" x 8'10" (4.93m x 2.69m)

A superb and versatile, external living space, with twelve ceiling spotlights, laminate floor and French doors.

### VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

### TENURE DETAILS

The property is freehold with vacant possession upon completion.

**SERVICES DETAILS**

All mains services are connected.

**MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

**FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.





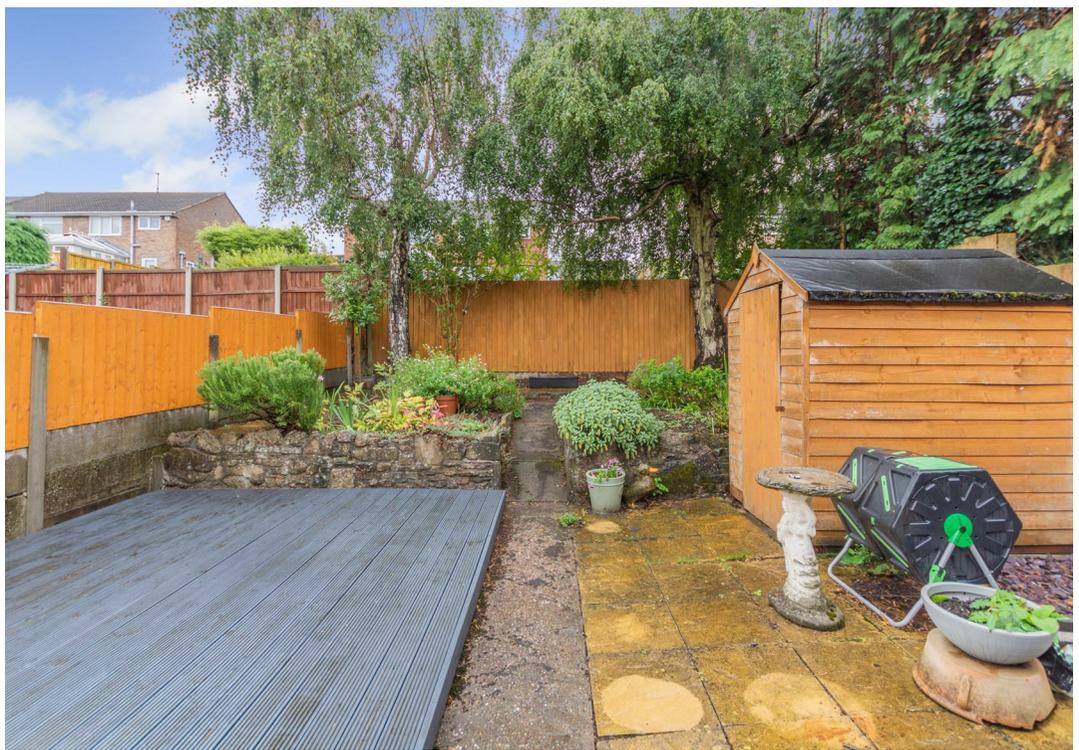




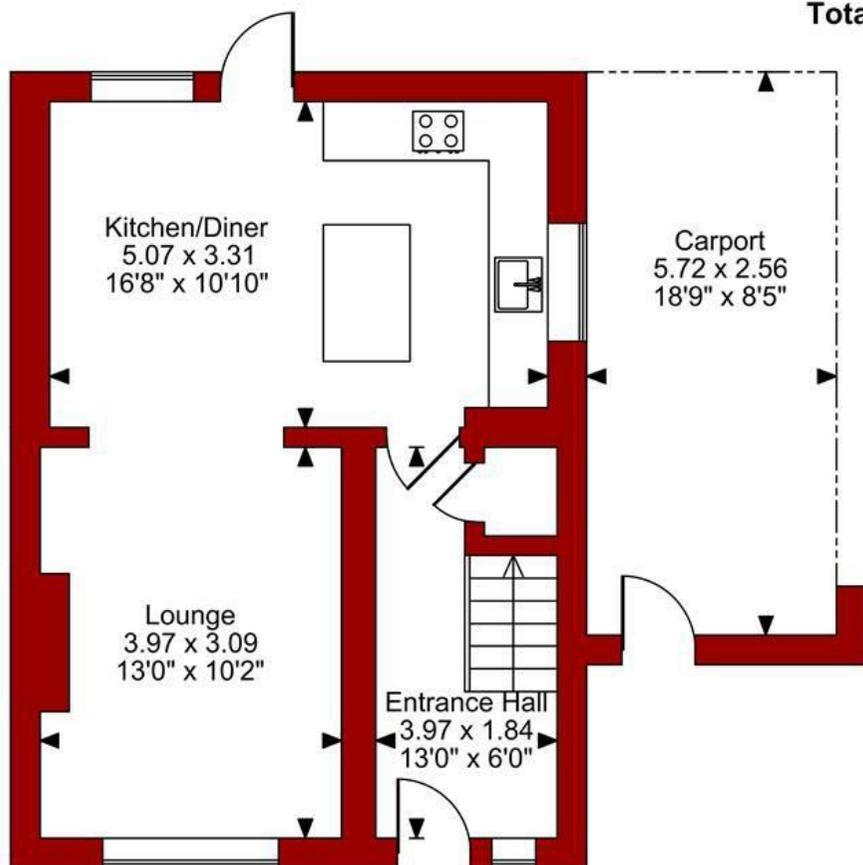




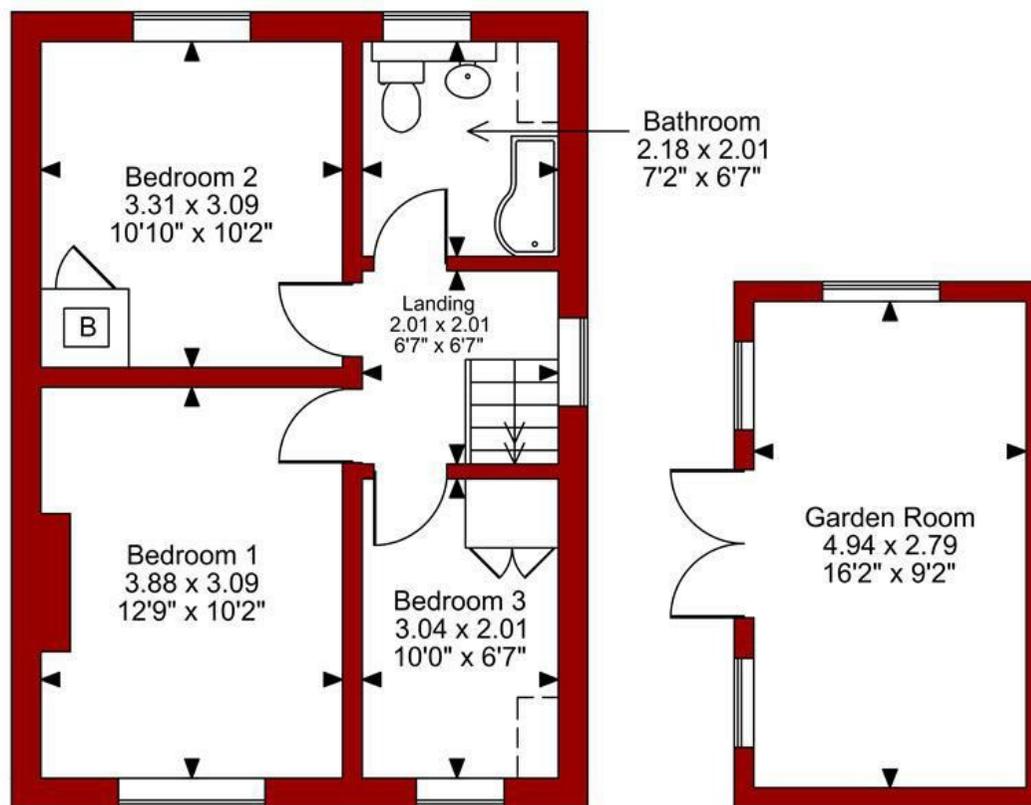




**Big Barn Lane, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 78 SQ M / 838 SQ FT**  
**Garden Room = 14 SQ M / 148 SQ FT**  
**Total = 92 SQ M / 986 SQ FT**

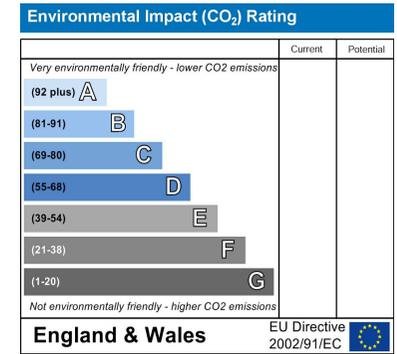
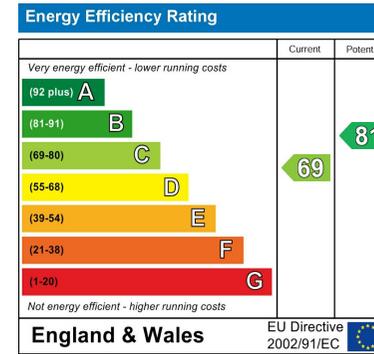


**Ground Floor**



**First Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 □ □ □ Denotes restricted head height



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: mansfield@richardwatkinson.co.uk



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