



**37 Lindsey Drive, Mansfield, Nottinghamshire,  
NG18 4HJ**

**£230,000**

**Tel: 01623 626990**

**RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers

- Detached Bungalow
- Kitchen with Integrated Appliances
- Extensive Block Paved Driveway
- Substantial Block Paved Patio
- Fantastic Position (End of Cul-De-Sac)
- Two Bedrooms
- Separate Lounge with French Doors
- Low Maintenance Rear Garden
- Spa House/Adjoining Garden Store
- Highly Regarded Berry Hill Location

A two bedroom detached bungalow with immaculate low maintenance gardens and ample off road parking at the end of an established cul-de-sac.

The property is presented in immaculate condition throughout with gas central heating and UPVC double glazing. The living accommodation comprises an entrance porch, modern kitchen with integrated appliances, inner hallway, lounge with French doors, two bedrooms each with fitted wardrobes, and a modern bathroom with bath and a separate shower.

### OUTSIDE

The property occupies a particularly pleasant position at the end of a cul-de-sac in a popular area with extensive block paved driveway frontage providing ample off road parking which continues to the side of the property leading round to the rear. There are immaculate and low maintenance gardens to the front and rear of the property to include a gravel border to the front and substantial block paving on two levels to the rear of the property with raised gravel beds. There is a spa house equipped with power and light and with a remote controlled electric roller door, as well as an adjoining garden store also with power and light point.

A UPVC DOUBLE GLAZED SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### SIDE ENTRANCE PORCH

8'3" x 4'3" (2.51m x 1.30m)

With fitted cabinets and double glazed windows to the front and rear elevations.

### KITCHEN

8'10" x 7'9" (2.69m x 2.36m)

Having modern cabinets with white high gloss door fronts comprising wall cupboards, base units and drawers with laminate worktops. Integrated AEG cooking appliances include a double oven, five ring gas hob and extractor hood above. Integrated fridge/freezer and integrated dishwasher. Plumbing and space for a washing machine. Tiled floor, radiator and double glazed window to the rear elevation.

### INNER HALLWAY

9'10" x 2'10" (3.00m x 0.86m)

With laminate floor and two ceiling spotlights.

### LOUNGE

14'10" x 10'9" (4.52m x 3.28m)

With laminate floor, floor-to-ceiling radiator and French doors leading out onto the rear garden.

### BEDROOM 1

13'3" x 10'11" (4.04m x 3.33m)

Having extensive fitted wardrobes across one wall with hanging rails, shelving and drawers. Radiator, loft hatch with ladder attached, and double glazed window to the front elevation.

### BEDROOM 2

9'11" x 8'10" (3.02m x 2.69m)

Having fitted wardrobes with hanging rails, shelving and drawers. Radiator, laminate floor and double glazed window to the front elevation.

### BATHROOM

9'10" x 5'5" (3.00m x 1.65m)

Having a modern four piece white suite with chrome fittings comprising a panelled bath with mixer tap and shower handset. Separate shower cubicle with rainfall shower plus additional shower handset. Wall hung vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Tiled floor, part tiled walls, extractor fan, chrome heated towel rail and obscure double glazed window to the side elevation.

### SPA HOUSE

7'10" x 7'6" (2.39m x 2.29m)

With four ceiling spotlights, wall mounted electric heater, two double power points and a remote controlled electric roller door.

### ADJOINING GARDEN STORE

7'5" x 5'5" (2.26m x 1.65m)

With power and light points.

### 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.

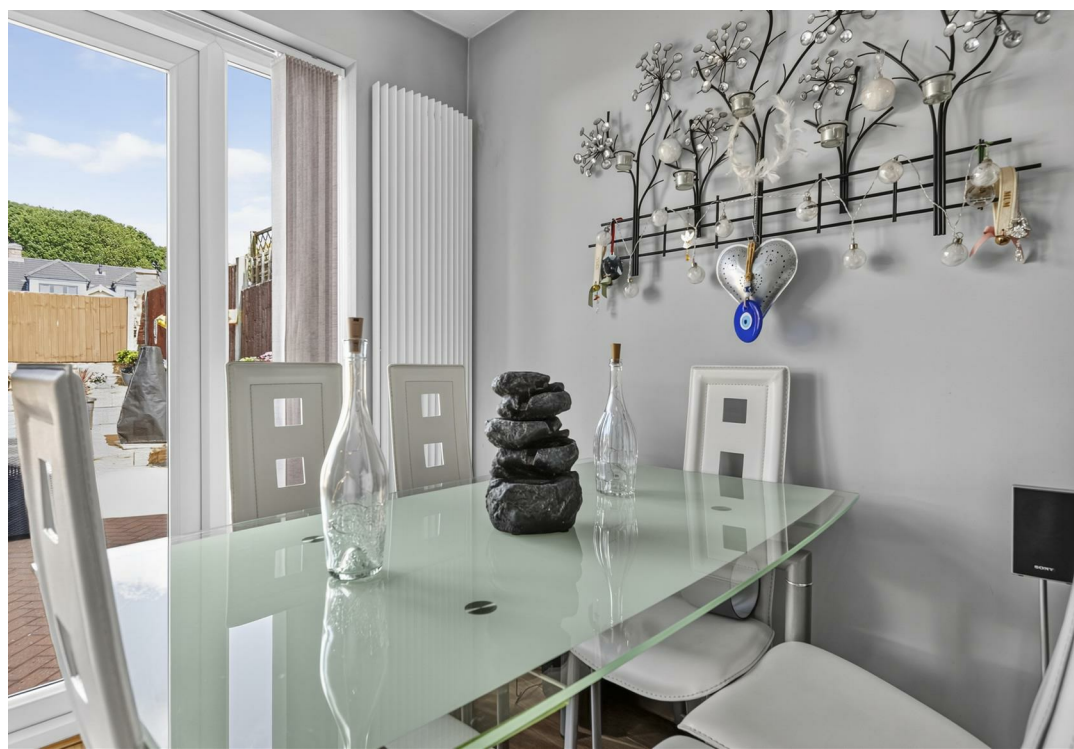
### MORTGAGE ADVICE

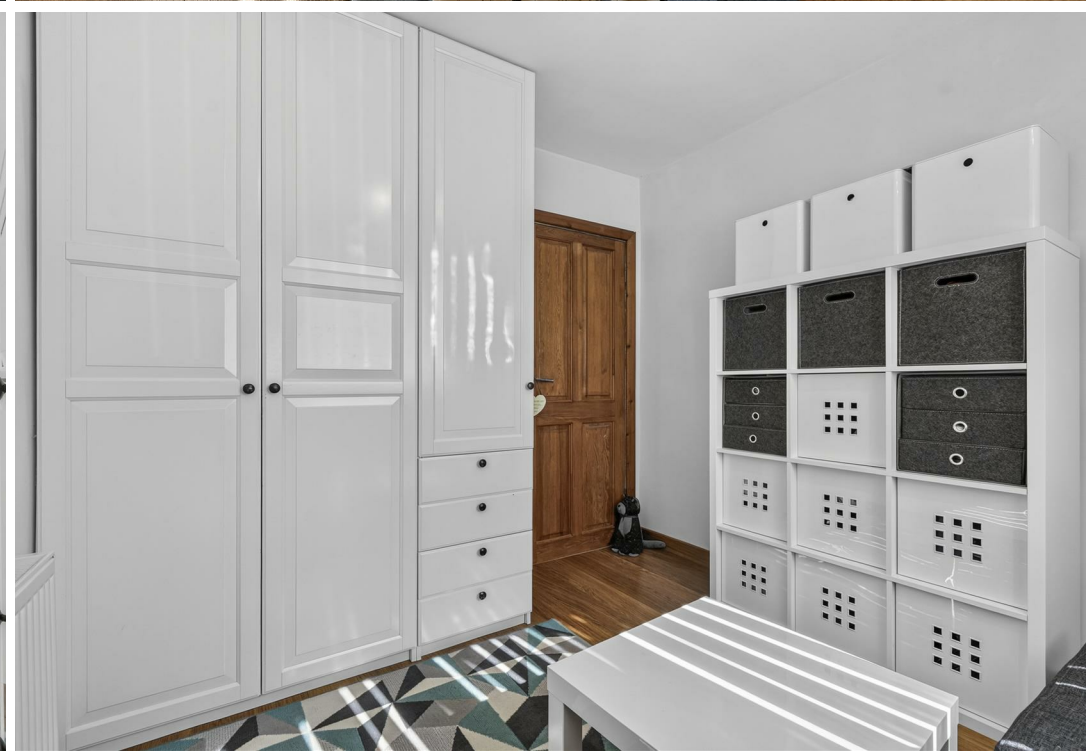
Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

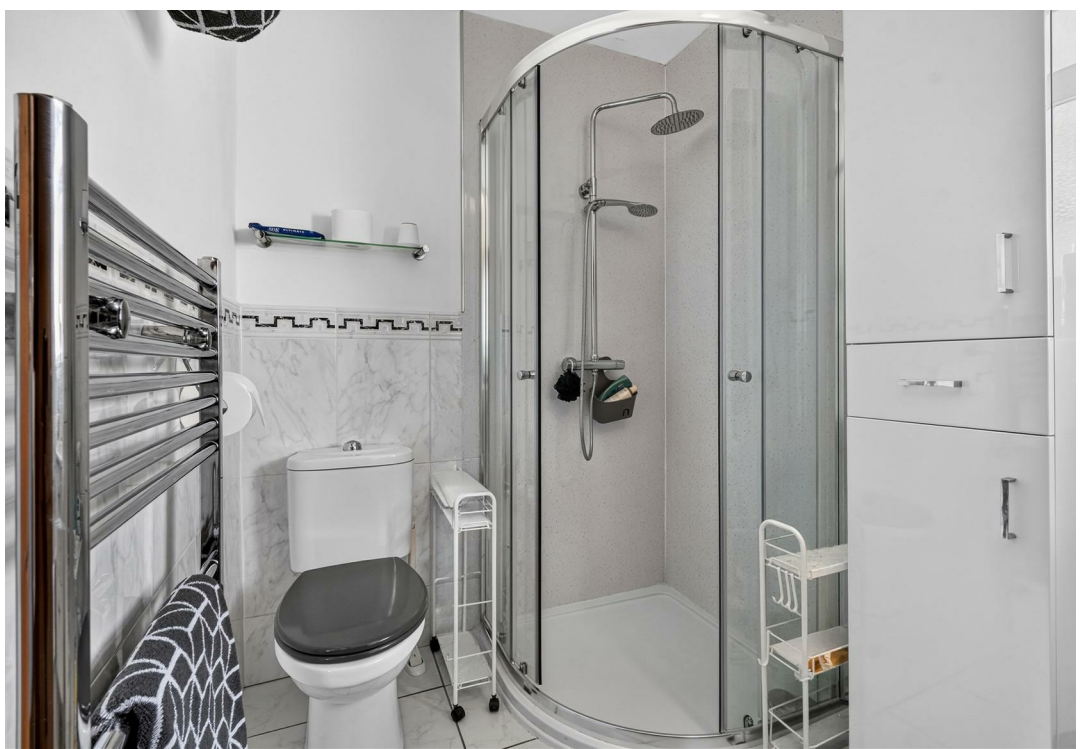
### FIXTURES & FITTINGS

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.



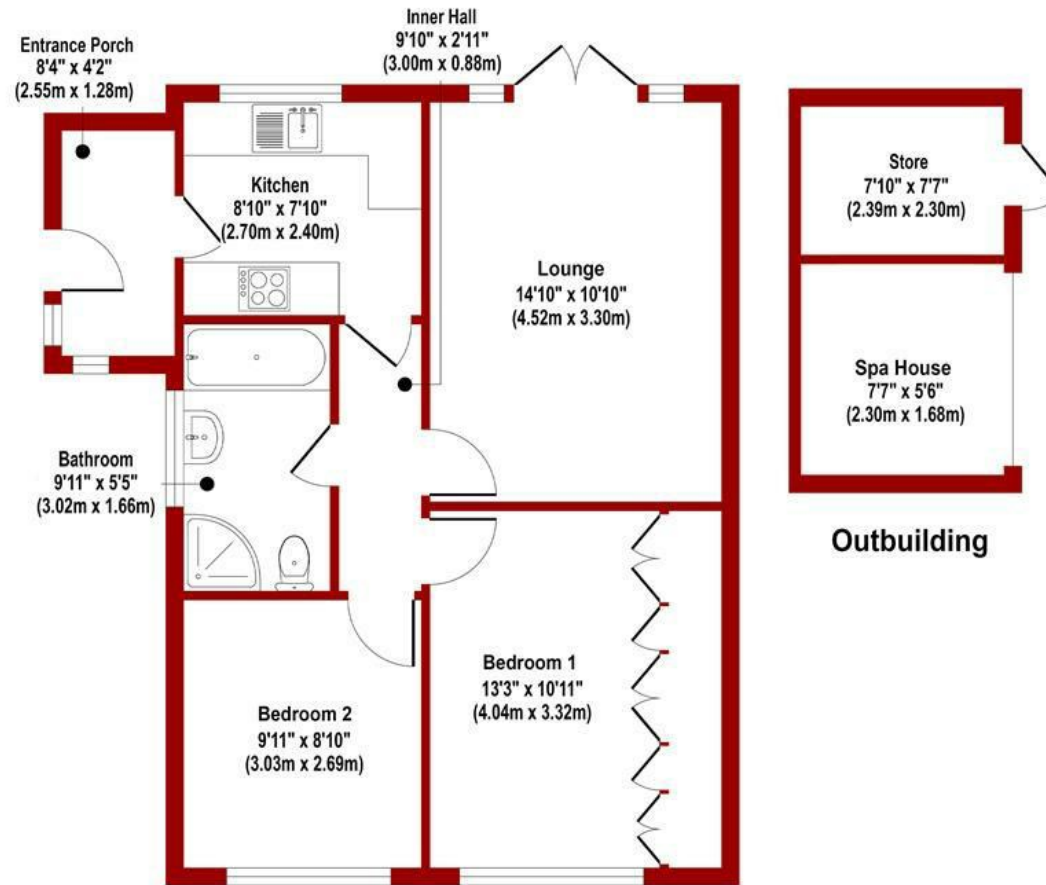








**Lindsey Drive, Mansfield**  
**Approximate Gross Internal Area**  
**Bungalow = 605 SQ FT / 56 SQ M**  
**Outbuilding = 103 SQ FT / 10 SQ M**  
**Total = 708 SQ FT / 66 SQ M**



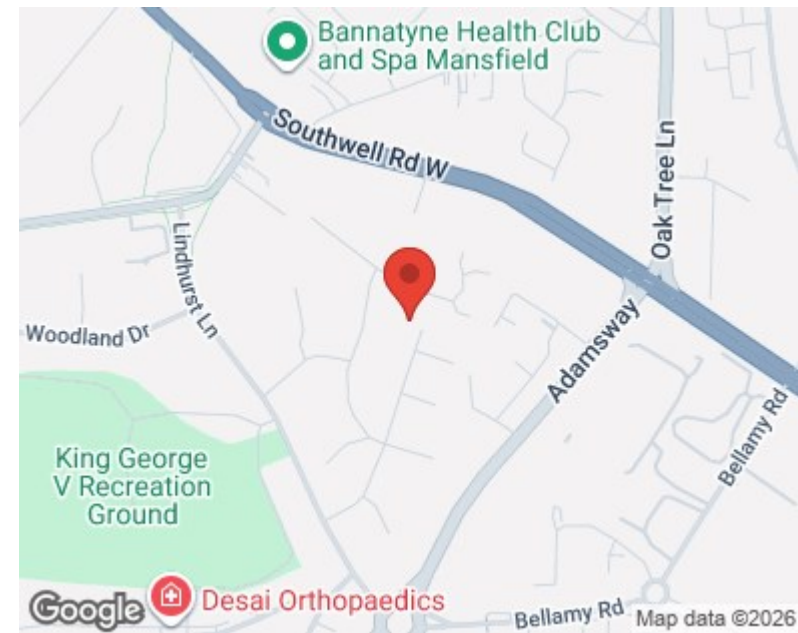
**Floorplan**

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		



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.

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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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