



Lindhurst Way West  
Mansfield

burchell  
edwards



### Property Description

Located on the ever-popular Lindhurst Way West, Mansfield, this spacious four-bedroom townhouse offers modern living in a highly convenient setting and is available with no onward chain.

The home is arranged over three floors, with a welcoming entrance hall, cloakroom/WC, stylish kitchen to the front, and a bright rear lounge with French doors opening onto the garden. The first floor hosts three bedrooms, two with LVT flooring and one carpeted, along with a family bathroom and airing cupboard. The impressive top-floor main bedroom features additional storage, dual radiators, front-facing views, and a private en-suite with walk-in shower and skylight.

Outside, the property benefits from a front lawn with pathway, off-road parking for two vehicles to the side, and a fully enclosed rear garden with lawn, patio, water tap, and gated access. A separate garage with electrics is also included.

With excellent access to local amenities, transport links, schools, and woodland walking routes, this well-presented home offers generous space, modern finishes, and flexible accommodation perfect for families or professionals. An ideal opportunity in a sought-after location, sold with no chain attached.



## Ground Floor

### Entrance Hall

Entered via a UPVC front door, the hall features modern LVT flooring and a wall-mounted radiator, offering a welcoming and practical entrance to the home.

### Cloakroom / Wc

Fitted with a ceramic toilet and wash hand basin, this handy downstairs cloakroom includes a tiled splashback, wall-mounted radiator, and a double-glazed opaque window to the front.

### Lounge

A bright and spacious living area with LVT flooring, double-glazed window and French doors opening to the rear garden. Additional features include a wall-mounted radiator and useful understairs storage.

### Kitchen

The modern kitchen offers LVT flooring, a double-glazed front window, matching wall and base units, an inset stainless steel sink and drainer, wall-mounted radiator, integral electric oven and grill, gas hob with cooker hood, and spotlights.

### First Floor

Carpeted landing with access to the airing cupboard and first-floor bedrooms.

### Bedroom Two

Carpeted bedroom with a double-glazed front window and wall-mounted radiator.

### Bedroom Three

Featuring LVT flooring, a double-glazed rear window, wall-mounted radiator, and stylish wood-effect wall panelling.

### Bedroom Four

A further bedroom with LVT flooring, double-glazed rear window, and wall-mounted radiator.

## Bathroom

Fitted with vinyl flooring, a bath with shower over, ceramic toilet and wash hand basin, tiled splashback, spotlights, and a wall-mounted towel radiator.

## Second Floor

### Bedroom One

A generous top-floor bedroom with carpeted flooring, double-glazed window to the front, two wall-mounted radiators, storage space, and access to the loft.

### En-Suite

Complete with vinyl flooring, wall-mounted towel rail, tiled splashback, ceramic toilet and wash hand basin, walk-in shower, and a rear skylight window allowing natural light to flow through.

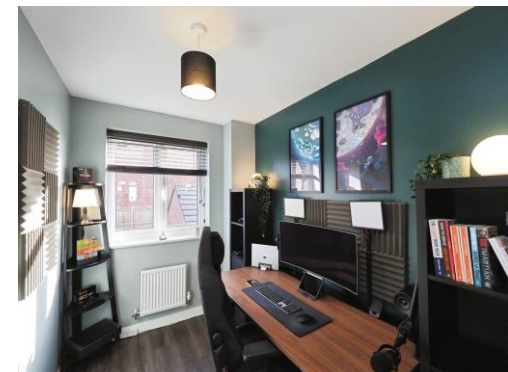
### Externals

To the front is a lawned garden with a slabbed path leading to the door, plus off-road tarmac parking to the side for two vehicles and a lockable gate to the rear.

The rear garden is fully fenced and lawned with a slabbed patio, outdoor tap, and gated access.

### Garage

Features an up-and-over sheet door, side door access, and electrics.

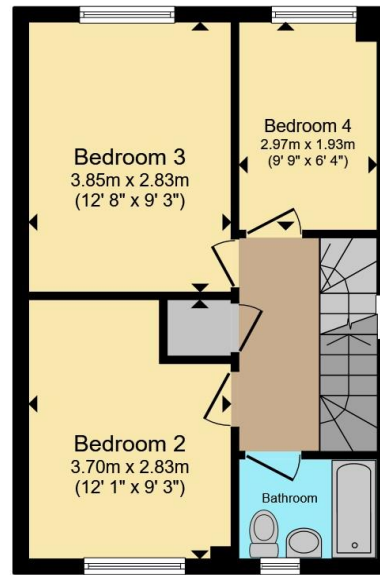




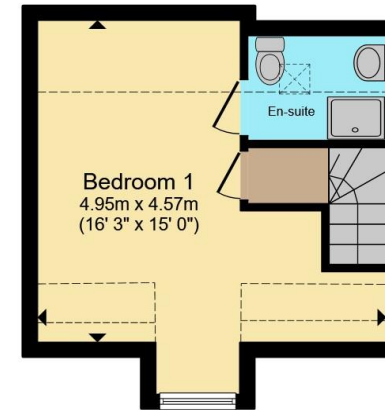




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 97.1 m<sup>2</sup> (1,045 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



To view this property please contact Burchell Edwards on

**T 01623 627727**  
**E [Mansfield@burchelledwards.co.uk](mailto:Mansfield@burchelledwards.co.uk)**

12 Albert Street  
MANSFIELD NG18 1EB

EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

**view this property online [burchelledwards.co.uk/Property/MFD209470](http://burchelledwards.co.uk/Property/MFD209470)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Burchell Edwards is a trading name of Connells Residential which is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.burchelledwards.co.uk](http://www.burchelledwards.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: MFD209470 - 0006