



Offers Over £255,000 Freehold

56 LINDHURST WAY WEST | | MANSFIELD | NG18 6AN

BuckleyBrown
ESTATE AGENTS

HOME SWEET HOME... Nestled in the charming neighbourhood of Berry Hill, Mansfield, Lindhurst Way West offers a delightful semi-detached house that is perfect for families seeking comfort and convenience. This lovely location provides easy access to local amenities, schools, and parks, making it an ideal setting for a vibrant community lifestyle.

As you step inside, you are greeted by a well-appointed kitchen, where modern appliances and generous counter space make cooking a pleasure. Adjacent to the kitchen, you will find a living area that is perfect for relaxing after a long day. Complemented by patio doors opening into the rear garden. Finally, the ground floor has a WC for added convenience.

Venturing upstairs, the first floor boasts three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. A well-designed bathroom on this level ensures convenience for the family, featuring modern fixtures and a soothing ambiance.

Ascending to the second floor, you will discover the master bedroom, with its own modern en suite! What more could you want!

Outside, the property features a lovely garden that invites you to enjoy the fresh air and sunshine. The outdoor space is perfect for children to play, or for hosting summer barbecues with friends. A driveway and garage provides off-street parking, to the front.

Call now to arrange your viewing!





Hall

With leading access into;

Kitchen 9'2" x 13'7"

Complete with a range of matching wall and base cabinets, inset with drainer, integrated and a window to the front. Further space for your desired dining furniture.

Living Room 16'1" x 11'1"

Generous reception room with windows and patio doors opening to the rear elevation.

WC

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

Landing

Window to the side and further access to;

Bedroom Two 9'3" x 12'2"

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

Bedroom Three 9'2" x 9'9"

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

Bedroom Four 6'7" x 9'1"

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

Bathroom 6'7" x 5'5"

Three piece suite including a hand wash basin, low flush WC and a bath with an overhead shower.

Bedroom One 16'2" x 15'5"

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

En suite 6'3" x 5'2"

Three piece suite including a hand wash basin, low flush WC and a shower. Fitted with a velux window.

Outside

Low maintenance frontage with a pathway leading up to the front door, private driveway and a garage. Enclosed garden with a patio seating area and pergola to the rear to enjoy all year round.





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. 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) A			95
(81-91) B		85	
(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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