



Offers Over £625,000 Freehold

24 LICHFIELD LANE | | MANSFIELD | NG18 4RE

**BuckleyBrown**  
ESTATE AGENTS

A LASTING IMPRESSION!...Situated on the highly sought-after Lichfield Lane, this exquisite five-bedroom detached residence boasts a striking position. Recently refurbished to an impeccable standard, this property offers an abundance of space and a flexible layout, making it the perfect home for modern living.

The highlight of this home is its stunning garden, which has been exceptionally landscaped to create an idyllic outdoor setting. It features an impressive outdoor bar complete with a work surface, fridges, and a breakfast bar, making it perfect for outdoor dining and entertaining. The raised composite decking area includes an inset hot tub, providing a serene spot for relaxation. The garden also boasts an artificial lawn and a play park with soft tarmac, ideal for families with children.

The ground floor welcomes you with a spacious entrance hallway that sets the tone for the rest of the home. The living room features sliding doors that seamlessly connect to the dining area, creating an open and inviting atmosphere. The heart of the home, the open-plan kitchen and diner, is designed for both functionality and style, complemented by a utility room, pantry, and convenient WC off the hallway.

On the first floor, you'll find four stunning bedrooms, each spacious and beautifully decorated. The master bedroom includes an en-suite facility with underfloor heating, while the remaining bedrooms share a contemporary family bathroom off the landing. A standout feature of this residence is the additional annexe, perfect for guests. This self-contained space includes a kitchen, living area, and shower room, providing guests with a comfortable place to stay when visiting.

This property also includes an integral garage and off-street parking for multiple vehicles, ensuring ample space for everyone. With its prime location in Berry Hill and impressive features, this property is a rare find!





#### Entrance Hall

#### Kitchen/Dining Room 12'10" x 18'4"

Fitted with gloss wall and base units, work surface, ceramic hob, extractor fan, inset sink with mixer tap above, integrated oven, microwave, fridge freezer and dishwasher. With down lights, central heating radiators, laminate flooring and French doors leading outside.

#### Living Room 15'2" x 20'5"

With carpet to flooring, central heating radiator, down lights, coving, window to the rear elevation and sliding doors leading into the dining room.

#### Dining Room 8'11" x 13'10"

With laminate flooring, central heating radiator and bay window to the rear elevation.

#### Family Room 14'8" x 15'2"

With carpet to flooring and French doors leading outside.

#### WC

Fitted with a wash hand basin, low flush WC and vanity storage.

#### Utility 5'0" x 7'2"

With plumbing for a washing machine, inset sink with mixer tap above, additional storage cabinets, floor and wall tiling.

#### Hallway

#### Landing

With carpet to flooring, central heating radiator, window to the front elevation and access to;

#### Bedroom One 10'2" x 13'10"

With carpet to flooring, central heating radiator, fitted wardrobes, access to an en-suite and a bay window.

#### En-Suite 6'3" x 10'2"

Fitted with a walk-in shower, double wash hand basin with vanity storage, low flush WC, illuminated mirror, shaver point, modern floor and wall tiling. There is a chrome heated towel rail, underfloor heating and an opaque window.

#### Bedroom Three 13'0" x 15'2"

With carpet to flooring, central heating radiator,

coving, air conditioning unit and dual aspect windows.

#### Bedroom Four 8'8" x 12'5"

With carpet to flooring, built-in wardrobe, central heating radiator and window.

#### Bathroom 6'10" x 7'2"

Complete with a panelled bath, overhead shower, low flush WC, modern tiling, heated towel rail and double windows.

#### WC

Fitted with a low flush WC, wash hand basin and an opaque window.

#### Bedroom Five 10'2" x 10'5"

With carpet to flooring, central heating radiator and window to the front elevation.

#### Annexe; 12'6" x 20'10"

Comprised of the following;

#### Kitchen

Fitted with modern wall and base units, work surface, hob, inset sink with mixer tap above, extractor fan and window.

#### Living Area

With carpet to flooring, coving and Juliet balcony overlooking the rear garden.

#### Shower Room 5'5" x 8'7"

Complete with an enclosed shower, low flush WC, vanity storage, shaver point, heated towel rail and an opaque window.

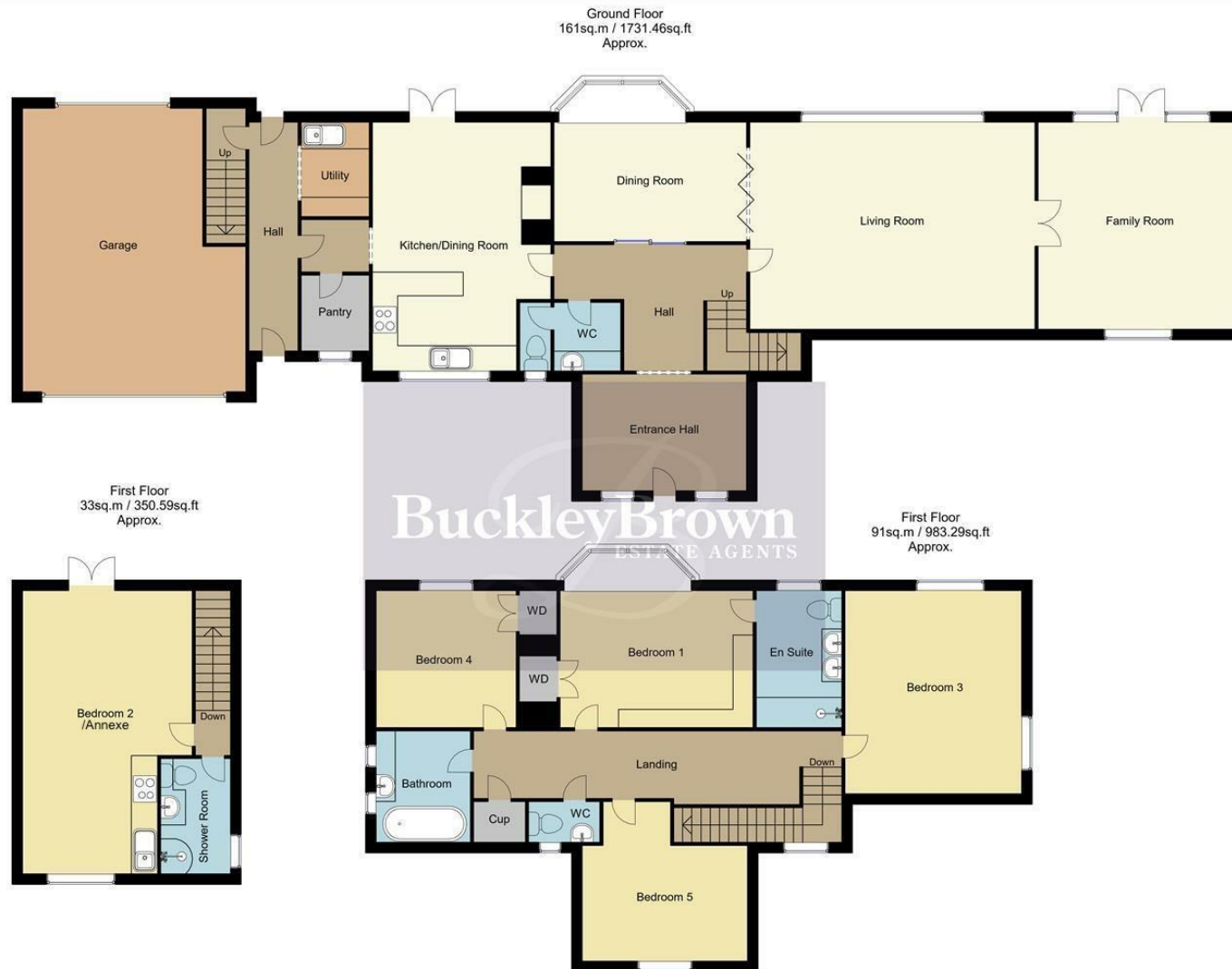
#### Outside

With gravelled and block paved driveway providing ample off-street parking. There is an impressive and spacious garden to the rear with a raised composite decking area with an inset hot tub and glass balustrade. There is a generously sized patio area with a sheltered outdoor bar, fitted with integrated fridges, work surface and breakfast bar. Along with a play park with soft tarmac.

#### Bedroom Two/Annexe 12'6" x 20'10"

Including carpeted flooring and window to front elevation. This room comprises cabinetry and units with an inset sink and four ring hob.





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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		63	76
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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