



£545,000

10 LICHFIELD LANE | MANSFIELD | NG18 4RD

BuckleyBrown
ESTATE AGENTS

COMFORTABLE LIVING...

Set within a quiet, sought-after area of Mansfield, this detached four-bedroom bungalow provides a spacious and well-designed layout, making it the ideal home for families or those seeking single-story living.

As you enter, you are greeted by a well-equipped kitchen, complete with modern appliances and ample storage, ideal for home cooking and entertaining. Double doors from the kitchen lead to a light-filled garden room, a flexible space that can serve a variety of purposes such as a family room, home office, or a tranquil retreat. The property also features a large dining room, which is spacious enough to accommodate family meals or dinner parties, with double doors opening to the living room, creating an open and airy flow between the two spaces. The living room is a welcoming space, enhanced by a charming feature fireplace, and with its own set of doors opening to the rear garden, allowing natural light to flood the room and offering easy access to the outdoor space. This is a perfect space to relax and unwind! The property also includes a utility room and WC for added convenience.

There are four well-proportioned bedrooms, each offering comfort and versatility. The master bedroom stands out, benefiting from built-in wardrobes and an en-suite bathroom, providing a private retreat. The main bathroom is impressive, featuring a luxurious four-piece suite, offering both practicality and style.

Externally, the property is equally as impressive. The private, gated entrance leads to a long driveway providing ample off-road parking space and access to the double detached garage. The front garden is neatly maintained with a laid lawn and mature trees. The rear garden is a true highlight of the property. A spacious, well-maintained laid lawn offers ample space for those outdoor activities. The patio seating area is perfect for outdoor dining. Surrounding shrubbery adds that extra privacy, enhancing the overall peaceful atmosphere.





Entrance Hall

The entrance hall features carpeted flooring that provides a warm and welcoming atmosphere. It is equipped with a central heating radiator, window to front elevation and surrounding doors providing access into;

Kitchen 21'8" x 12'0"

The kitchen features laminate flooring and a matching range of cabinetry, providing a cohesive and modern look. It offers ample worktop space, ideal for meal preparation, and includes an inset sink and drainer for convenience. The integrated eye-level oven and electric hob with a hood above make cooking efficient and practical. A

window to the rear elevation allows natural light to brighten the space, and a door leads to the utility room. Double doors open to the garden room.

Utility 6'9" x 9'5"

The utility room is equipped with additional cabinetry and workspace, providing plenty of storage. It features an inset sink and drainer for convenience, as well as space for appliances such as a washer and dryer. The room also offers access to a WC, enhancing its practicality and functionality for everyday use.

WC

Complete with a low flush WC and hand wash basin. With a window to the side elevation.



Garden Room 11'2" x 15'4"

The garden room is a versatile space, featuring surrounding windows that allow in a flood of natural light. With doors to the rear, it seamlessly connects to the garden, creating a perfect spot for relaxation or entertaining.

Dining Room 16'5" x 11'8"

The dining room features carpeted flooring, creating a comfortable and inviting atmosphere. It offers ample space for dining furniture, making it ideal for family meals or entertaining guests.

Double doors lead through to the living room, providing a seamless flow between the two spaces, while additional double

doors open to the garden, allowing easy access to outdoor areas and bringing in natural light.

Living Room 22'9" x 13'7"

The living room is thoughtfully designed with carpeted flooring, providing a cosy atmosphere. A feature fireplace serves as the focal point of the room, adding both charm and warmth. The room is filled with natural light from windows to the rear elevation, and double doors offer direct access to the rear, enhancing the connection to the outdoors.

Bedroom One 11'7" x 16'9"

Complete with carpeted flooring, central heating radiator and a window to the front



elevation. This room benefits from built in wardrobes and a dressing table, as well as its own en-suite facility.

En-suite 6'9" x 8'0"

Complete with a beautiful three piece suite including a walk in shower, low flush WC and hand wash basin. With a window to the side elevation.

Bedroom Two 10'8" x 13'11"

Complete with carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Three 10'7" x 9'7"

Complete with carpeted flooring, central heating radiator and a window to the front elevation.

Bedroom Four 8'9" x 9'7"

Complete with laminate flooring, central heating radiator and a window to the front elevation.

Bathroom 11'8" x 8'9"

Complete with a stunning four piece suite including a walk in shower, bath, low flush WC and hand wash basin.

Outside

The exterior of the property is both private and inviting, with a gated entrance that leads to a driveway and a double detached garage. The front garden is well-maintained, featuring a laid lawn and mature trees that provide privacy and a natural backdrop. The rear garden offers a spacious laid lawn, perfect for outdoor activities, and includes a patio seating area



ideal for relaxation or entertaining. Surrounding shrubbery adds a touch of greenery and enhances the garden's tranquil atmosphere.





Ground Floor
185 sq.m/ 1992.62 sq.ft
Approx.



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. Specifically 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. Specifically 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) A | | 82 |
| (81-91) B | | |
| (69-80) C | 73 | |
| (55-68) D | | |
| (36-54) E | | |
| (21-33) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |

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.

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