



 **NEWTON**

Big Barn Lane,  
Mansfield, NG18 3LS

**NEWTON** FALLOWELL 

Big Barn Lane,  
Mansfield, NG18 3LS  
£164,950 Freehold

**\*\*REDUCED BY £5,000 FOR A QUICK SALE-THIS PROPERTY HAS MASSES OF POTENTIAL TO MAKE YOUR OWN (subject to planning permission)\*\***

THIS PROPERTY HAS A LARGE-GATED DRIVEWAY WITH A DETACHED GARAGE AND A LONG REAR GARDEN (plus an outbuilding, sheds, and greenhouse). Comprising of the following: Entrance hall with stairs rising, an open-plan L-shaped lounge/dining area leading into the breakfast kitchen boasting a variety of wall and base units.

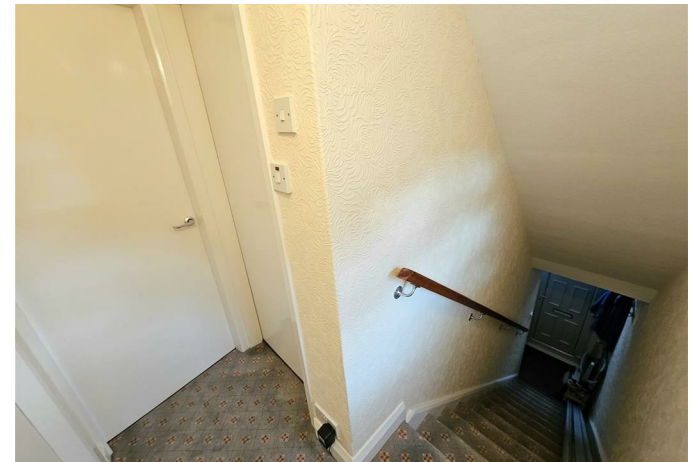
Moving on from the kitchen there is a conservatory looking onto the rear, and a UPVC boot room giving access to the driveway.

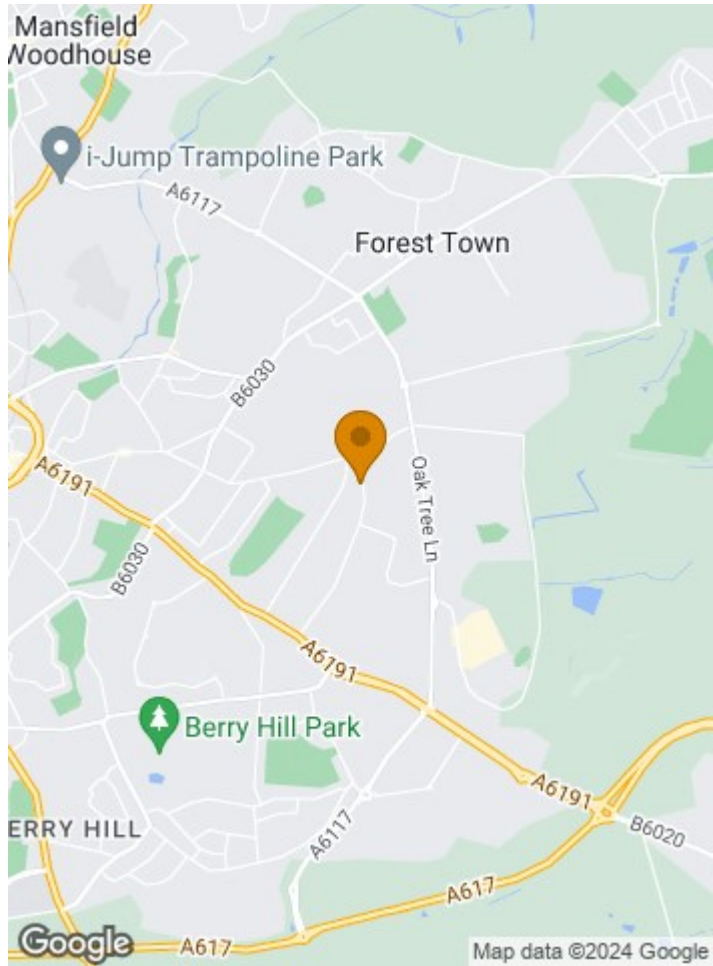
First floor: Landing with loft access, two double bedrooms, and a three-piece family bathroom suite.

Externally: Low maintenance gated frontage, with gated driveway leading towards the detached garage. The garden is mainly laid to lawn with borders, outbuildings, and flora.


GCH system, and new roof installed in 2023.







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### COUNCIL TAX INFORMATION:

Local Authority:  
Council Tax Band:

### AGENTS NOTE – DRAFT PARTICULARS:

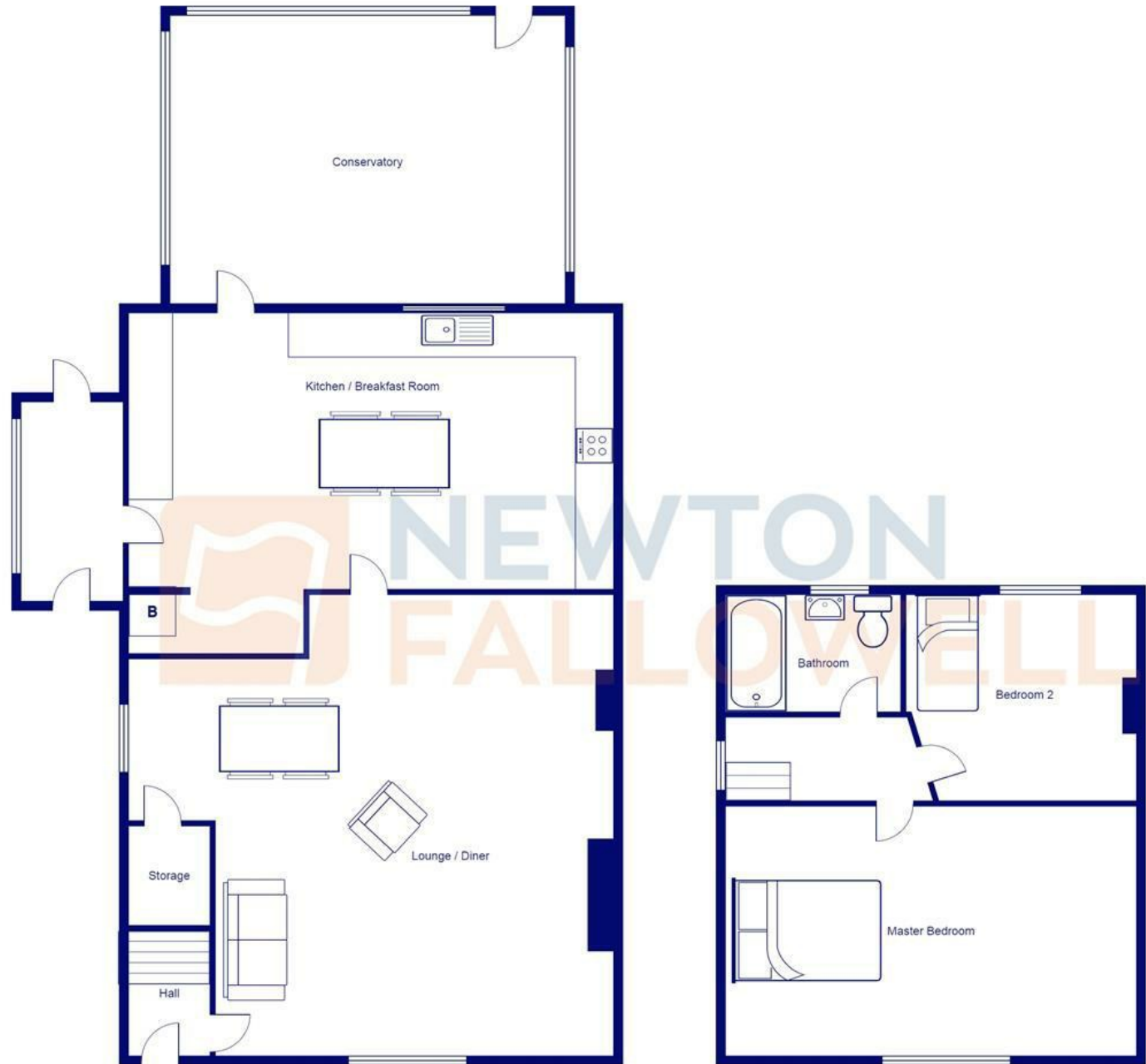
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