



 **NEWTON**

Big Barn Lane,  
Mansfield, NG18 3LS

**NEWTON** FALLOWELL 

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Mansfield, NG18 3LS  
£169,950

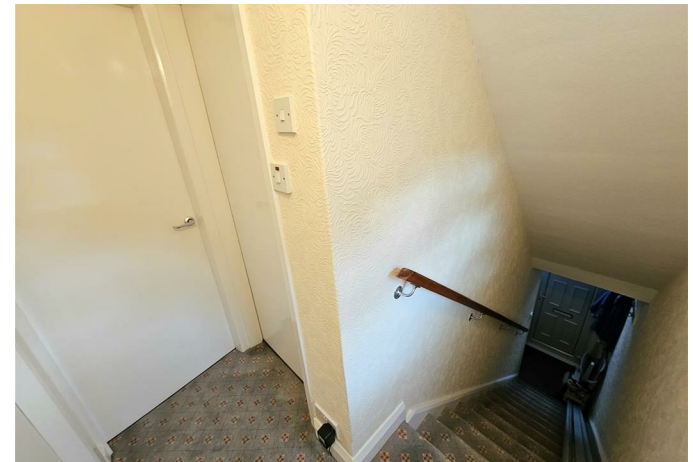
**\*\*A LARGE GATED DRIVEWAY WITH DETACHED GARAGE,  
LONG REAR GARDEN (plus outbuilding which would  
make an ideal summer house/garden bar)\*\***

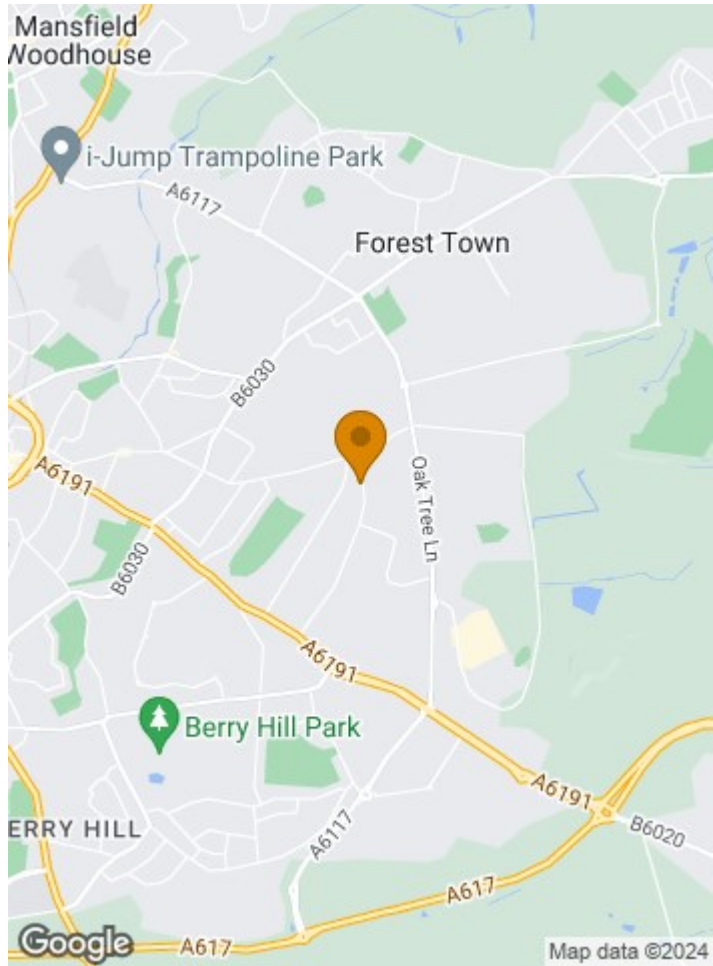
Calling all first-time buyers, couples or singles, this is a great property situated in a popular residential area...priced to sell!

Comprising of the following: Entrance hall with stairs rising, open-plan lounge/diner leading into a further kitchen/diner, conservatory, and a UPVC boot room leading onto the driveway. First floor: Landing, two double bedrooms, and a three-piece family bathroom to make your own.


GCH system, new roof installed in 2023. Masses of potential to extend or further develop (if required).







## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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:

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Anti-Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at the offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. For more information simply speak to someone in our branch today. We can refer you on to The Mortgage Advice Bureau for help with finance. We may receive a fee of £200, if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you on to our in house solicitors. We may receive a fee of £300 if you use their services



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