



 **NEWTON**

**Lancelot Way,**  
Mansfield, NG19 6FJ

 **NEWTON  
FALLOWELL**



**Lancelot Way,  
Mansfield, NG19 6FJ  
£330,000 Freehold**

**\*\*PRESENTED TO A SHOW HOME STANDARD- REDUCED BY £20,000\*\***

SET BACK ON THE LARGEST PLOTS ON THE DEVELOPMENT, THIS IS A BEAUTIFULLY PRESENTED MODERN DETACHED FAMILY HOME IN MANSFIELD WITH FOUR OR EVEN FIVE BEDROOMS (if required)\*\* Check Out Aerial Footage and Walk Through by clicking this link <https://youtu.be/PsVbz-0i-4c>

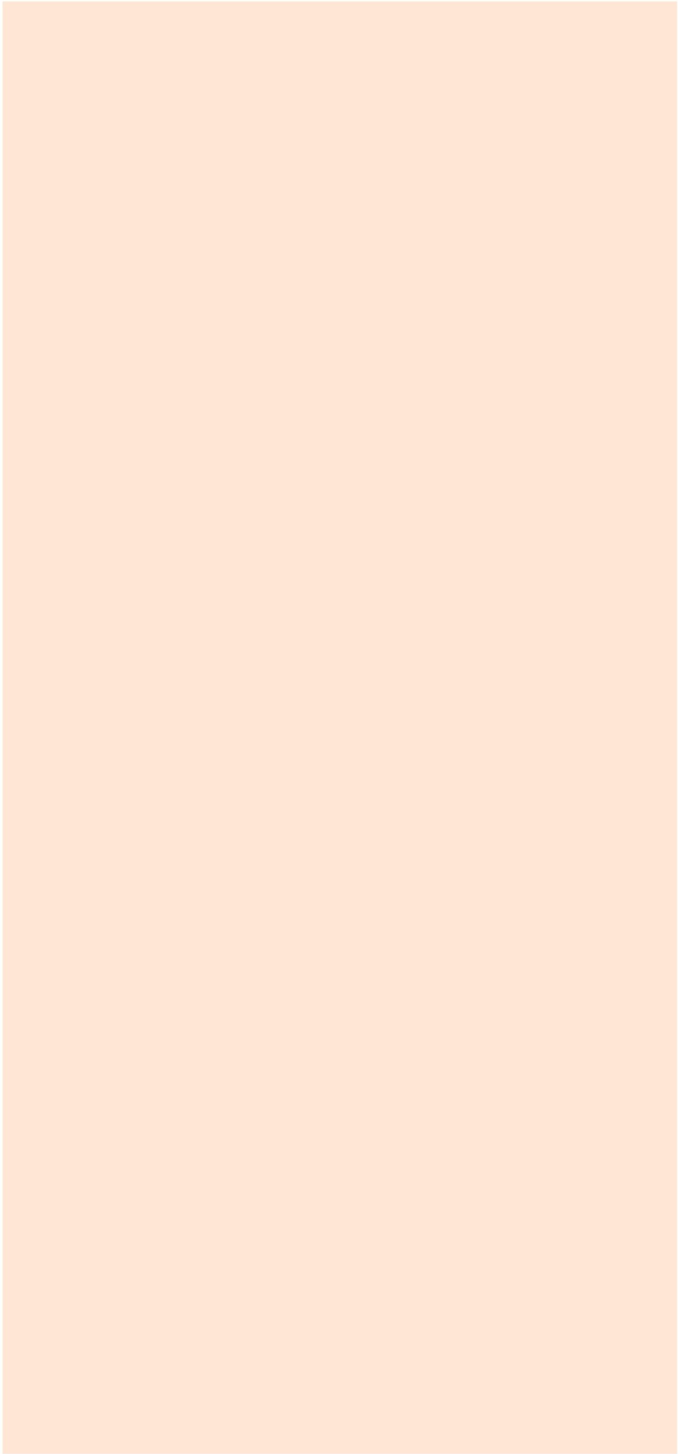
Immaculately presented with thousands upon thousands spent on upgrades and briefly comprises of the following: L-shaped entrance hallway, lounge to the front elevation, dining room/bedroom five, open-plan kitchen/diner which is a modern grey slab matt finish with integrated oven/hob, extractor fan, fridge freezer, and dishwasher. The utility room is situated off the kitchen with back door access onto the rear garden along with a downstairs cloakroom/WC. First floor: Galleried landing with loft access, four bedrooms (three doubles and a single, built-in wardrobe in bedroom four), En-suite shower room, and a family bathroom to relax and unwind in.

Externally: Situated at the end of a cul-de-sac is a double-width Tarmac driveway, shrubs, a laid-to lawn, and a detached double garage (with power and lighting). Being at the end of the Way this property has a larger plot and side strip for the kids to play and a rear enclosed gated garden.

STILL UNDER NHBC WARRANTY!








- Over £20,000 spent on upgrades
- Four bedrooms plus En-suite
- Separate utility room
- Majority of NHBC builders warranty remaining
- Lounge, snug, dining kitchen, utility room and cloakroom
- Double garage and plenty of parking
- Front, rear and an additional side garden
- One of the largest plots on this development





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

COUNCIL TAX INFORMATION:

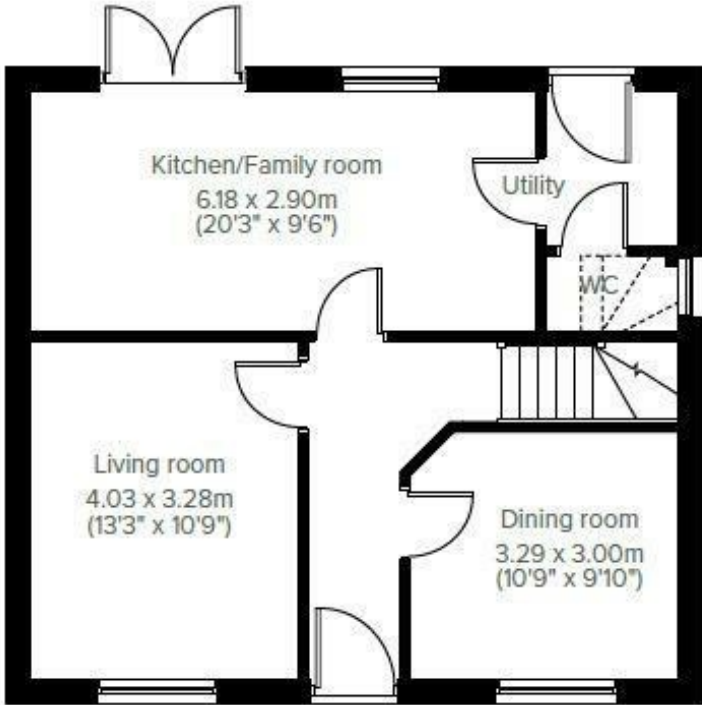
Local Authority: Mansfield District Council  
Council Tax Band: D

AGENTS NOTE – DRAFT PARTICULARS:

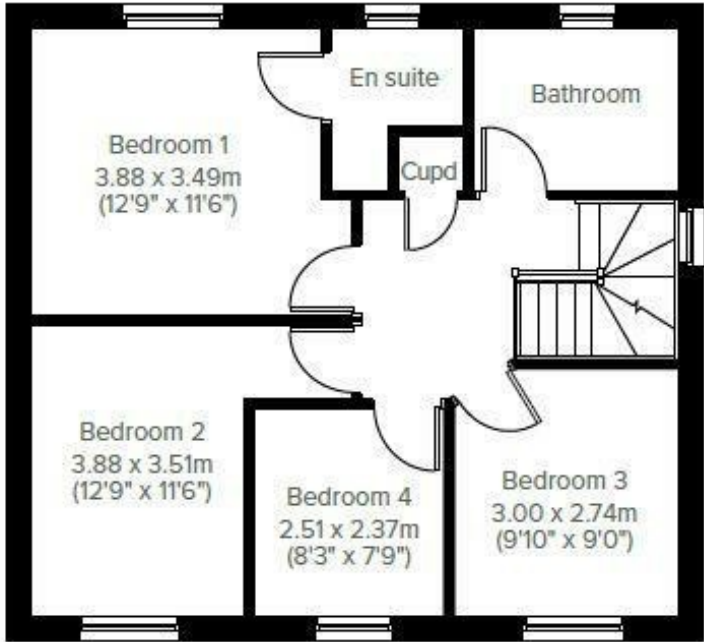
These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has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



Ground floor



First floor



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