



 **NEWTON**

Big Barn Lane,
Mansfield, NG18 3LS

NEWTON FALLOWELL 

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£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.

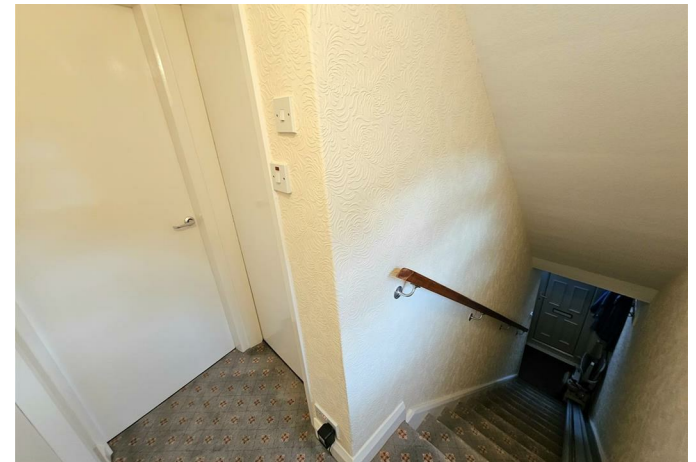
Moving on from the kitchen there is a conservatory looking onto the rear, and a UPVC boot room giving access to the driveway.

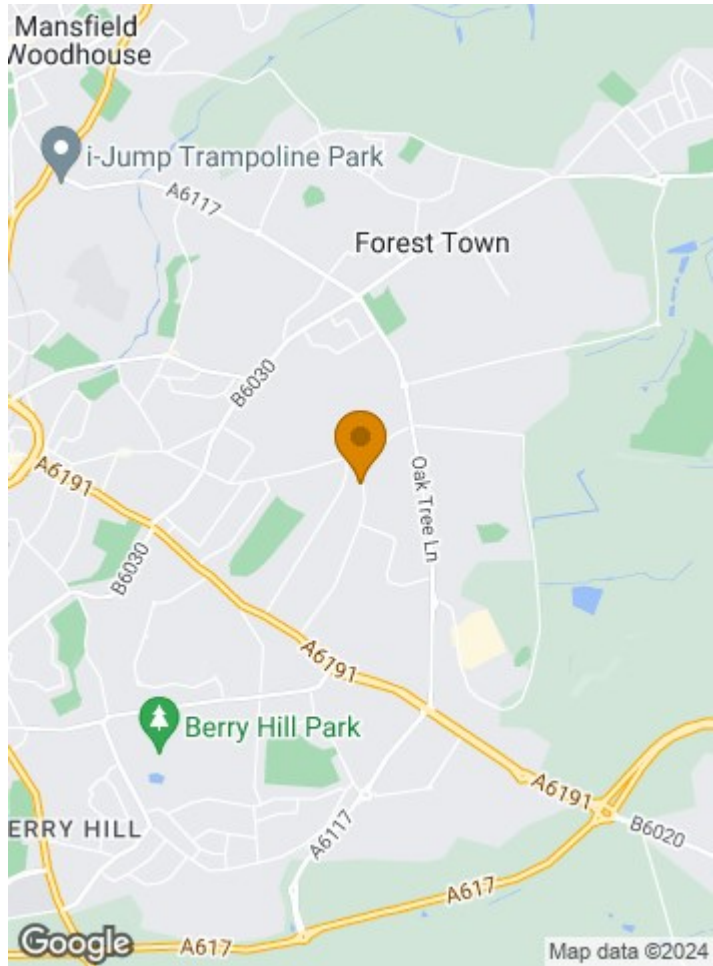
First floor: Landing with loft access, two double bedrooms, and a three-piece family bathroom suite.

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
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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