



**Lynton, 113 Mansfield Road, Papplewick,
Nottingham, Nottinghamshire, NG15 8FJ**

Offers In The Region Of £525,000
Tel: 01623 626990

**RICHARD
WATKINSON
PARTNERS**
Surveyors, Estate Agents, Valuers, Auctioneers

- Traditional 1930s Detached Bungalow
- Spacious Two Storey Accommodation
- 4 Bedrooms & 2 Bathrooms
- Large 12m Long Integral Garage
- West Facing to Rear
- Significantly Extended to Rear
- Approaching 2,000 Sq Ft
- 2 Reception Rooms & Conservatory
- Large Plot 0.36 Acres
- Bordering to Open Countryside

Lynton comprises an extended, four bedroom detached two storey bungalow occupying a large plot extending to circa 0.36 of an acre with a large integral garage.

Lynton was built in the 1930s and has been occupied by our clients since the late 1970s. The property has been vastly extended to the rear and to first floor level completed in the 1980s. A new garage flat roof was installed in February 2025.

The property provides spacious living accommodation approaching 2,000 sq ft with oil fired central heating and majority UPVC double glazed windows. The ground floor living accommodation comprises a main entrance porch, L-shaped entrance hall, cloakroom, large lounge, conservatory, dining room, breakfast kitchen, separate side passageway entrance, three bedrooms and a bathroom. The first floor landing leads to a spacious master bedroom with an en suite bathroom.

OUTSIDE

Lynton stands back from the road behind a brick wall boundary frontage with a farm gate entrance opening on to a block paved driveway with turning space which provides off road parking for numerous vehicles. The front garden is laid to lawn with mature shrubs, a mixture of trees and a privet hedgerow boundary to one side with gated access and a pathway leading round to the rear garden. The block paved driveway continues to the other side of the property leading to a large integral garage with plumbing for a washing machine and a WC. To the rear of the property, there is a large, west facing garden featuring an extensive paved patio which extends across the full width of the property. There are low retaining walled boundaries, a pond, a circular lawn and a sweeping paved path leads to further seating area against the backdrop of a feature curved brick wall in the middle of the plot. Beyond here, there is a greenhouse and shed and ample lawns which extend to the end of the garden which is enclosed on all sides by hedgerow boundaries and fencing.

UPVC DOUBLE GLAZED FRONT ENTRANCE DOORS PROVIDE ACCESS THROUGH TO THE:

ENTRANCE PORCH

10'0" x 3'6" (3.05m x 1.07m)

With tiled floor and connecting obscure glazed door providing access through to the:

ENTRANCE HALL

20'8" x 10'11" max (6.30m x 3.33m max)

(Min 3'5"). With two radiators and stairs to the first floor landing.

CLOAKROOM

6'4" x 3'8" (1.93m x 1.12m)

Having fitted wall cupboards with shelving, ample coat pegs and loft hatch.

LOUNGE

21'2" x 18'9" (6.45m x 5.72m)

A substantial reception room, having a large stone built fireplace with inset open fire and large tiled hearth. Two radiators, beamed ceiling and sliding patio door leading to:

CONSERVATORY

17'5" x 7'9" (5.31m x 2.36m)

With tiled floor, radiator and French doors leading out on to the rear garden.

DINING ROOM

14'0" x 9'3" (4.27m x 2.82m)

With understairs storage cupboard and radiator. Open plan to:

BREAKFAST KITCHEN

16'11" x 14'0" (5.16m x 4.27m)

Having a range of wall cupboards, base units and drawers with granite work surfaces. Inset twin stainless steel Franke sinks with mixer tap. Integrated double oven, four ring induction hob. Integrated dishwasher and integrated fridge. Radiator, double glazed window to the rear elevation and sliding patio door to the conservatory. Side door leads to the side passageway entrance.

BEDROOM 2

12'8" x 10'11" (3.86m x 3.33m)

A good sized double bedroom with radiator and double glazed window to the front elevation.

BEDROOM 3

11'0" x 9'0" (3.35m x 2.74m)

With radiator and double glazed window to the front elevation.

BEDROOM 4

10'11" x 9'0" (3.33m x 2.74m)

With radiator and double glazed window to the side elevation.

BATHROOM

8'0" x 5'10" (2.44m x 1.78m)

Having a panelled bath with mixer tap and shower handset. Pedestal wash hand basin. Low flush WC and bidet. Tiled walls, radiator, extractor fan, shaver point and obscure glazed window to the side elevation.

FIRST FLOOR LANDING

With double glazed window to the side elevation.

MASTER BEDROOM 1

16'0" x 10'9" (4.88m x 3.28m)

Plus recess 4'4" x 3'1"). A spacious master bedroom, having extensive fitted furniture comprising wardrobes with hanging rails and shelving, overhead storage cupboards, bedside tables and a dressing table with fitted mirror and inset lighting above. Radiator and double glazed window to the rear elevation affording pleasant views of the garden and open countryside beyond.

EN SUITE BATHROOM

14'0" x 6'4" (4.27m x 1.93m)

Having a corner panelled bath with mixer tap and shower over. Large vanity unit with inset twin sinks with mixer taps, work surfaces to each side and storage cupboards beneath. Low flush WC. Bidet, radiator, tiled walls, shaver point, extractor fan and double glazed window to the front elevation affording pleasant views across open countryside beyond Mansfield Road.

SIDE PASSAGEWAY

23'7" x 3'1" (7.19m x 0.94m)

UPVC entrance door off the driveway. Tiled floor, connecting door to the kitchen and second door leads to the integral garage.

INTEGRAL GARAGE

39'7" x 11'8" max (12.07m x 3.56m max)

(Narrows to 8'2"). Equipped with power and light. Oil fired central heating boiler. Plumbing for a washing machine. Belfast sink, window to the rear elevation and UPVC door providing access to the rear garden.

WC

5'6" x 2'11" (1.68m x 0.89m)

With WC and obscure glazed window to the rear elevation.

VIEWING DETAILS

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on 07817-283-521.

TENURE DETAILS

The property is freehold with vacant possession upon completion.

SERVICES DETAILS

Mains water, electricity and drainage are connected. Oil fired central heating.

MORTGAGE ADVICE

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

FIXTURES & FITTINGS

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.













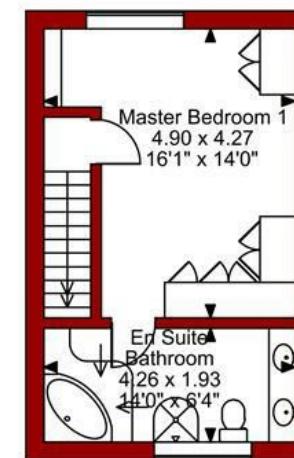
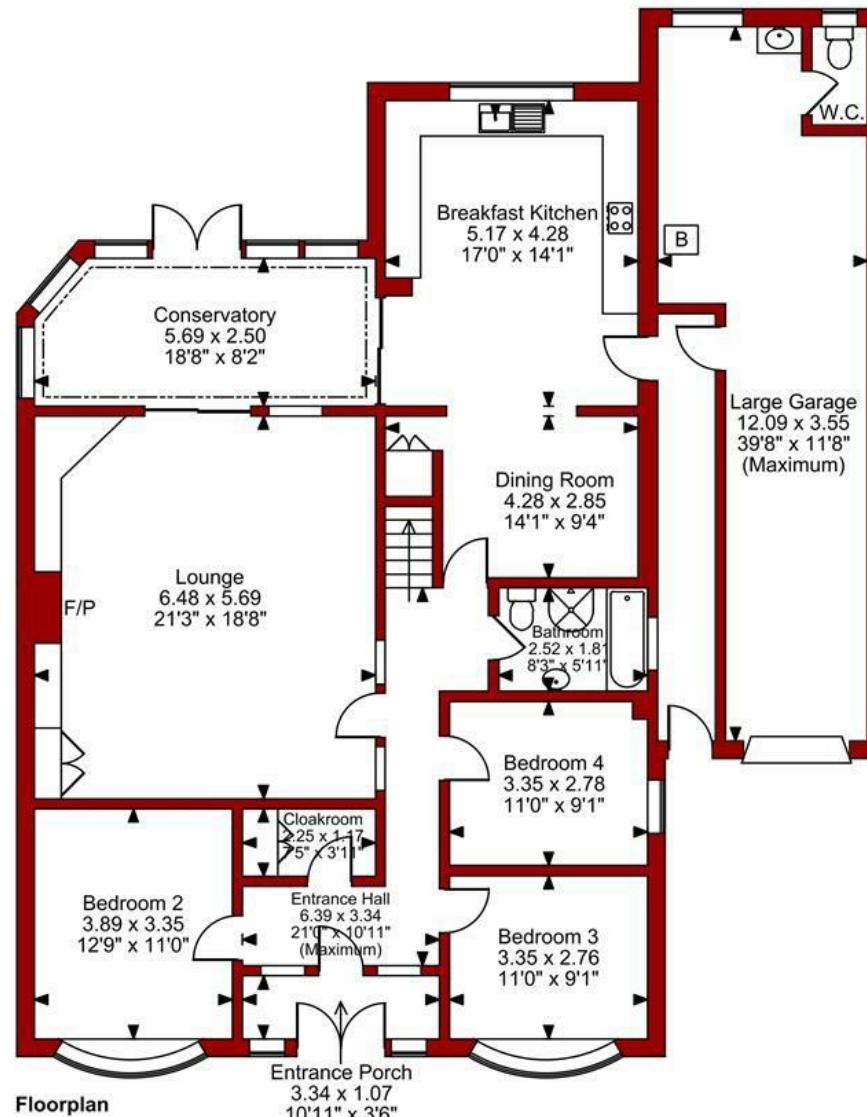








Mansfield Road, Papplewick
Approximate Gross Internal Area
Main House = 185 Sq M / 1992 Sq Ft
Large Garage = 34 Sq M / 370 Sq Ft
Total = 219 Sq M / 2362 Sq Ft



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.

Thinking of selling? For a FREE no obligation quotation call 01623 626990



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