



4 Lindhurst Way West, Mansfield,  
Nottinghamshire, NG18 6AN

£275,000

Tel: 01623 626990

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



- Modern Semi Detached House
- Three Bedrooms
- Fitted Wardrobes to all Bedrooms
- South Facing Rear Garden
- Single Garage
- Built in 2022 (Former Show Home)
- En Suite & Family Bathroom
- Lounge & Kitchen/Diner
- Tandem Length Driveway
- Viewing Highly Recommended

A modern three bedroom semi detached house situated within this highly regarded development to the south side of Mansfield close to amenities and the transport network.

The property was built by Barratt Homes in 2022 and was used as their show home. The property has gas central heating, UPVC double glazing and includes fitted wardrobes to all three bedrooms. The ground floor accommodation comprises an entrance hall, downstairs WC, lounge and kitchen/diner with French doors leading out onto the south facing rear garden. The first floor landing leads to a master bedroom with two sets of double fitted wardrobes and an en suite. There are two further bedrooms and a family bathroom.

## OUTSIDE

The property stands back from the main Lindhurst Way West road approached by an initial shared driveway which leads to the property's own tandem length driveway for two cars leading to a single garage. There is a low maintenance front garden with gravel, shrubs and a paved pathway leads to the main entrance door. To the rear of the property, there is a landscaped south facing garden featuring a patio, lawn and a path to the side leads to an additional circular patio area and useful space behind the garage to house a shed. Please note, the veranda above the patio is not included in the sale and will be removed by the clients when they move.

## ENTRANCE HALL

With radiator and stairs to the first floor landing.

## DOWNSTAIRS WC

5'3" x 2'11" (1.60m x 0.89m)

Having a low flush WC and corner pedestal wash hand basin with mixer tap. Tiled floor, radiator and extractor fan.

## LOUNGE

16'2" x 11'10" (4.93m x 3.61m)

With radiator, four ceiling spotlights and double glazed windows to the front and side elevations.

## KITCHEN/DINER

15'0" x 10'6" (4.57m x 3.20m)

Having modern shaker cabinets comprising wall cupboards, base units and drawers with wood laminate work surfaces above. Inset stainless steel sink with drainer and mixer tap.

Integrated electric oven, four ring gas hob and stainless steel extractor hood above. Integrated fridge/freezer, dishwasher and washer. Tiled floor, radiator, twelve ceiling spotlights, double glazed window to the rear elevation, understairs storage cupboard and French doors leading out onto the rear garden.

## FIRST FLOOR LANDING

12'1" max x 6'3" (3.68m max x 1.91m)

With radiator, loft hatch and built-in storage cupboard.

## BEDROOM 1

11'8" x 8'5" (3.56m x 2.57m)

Having two sets of double fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the front elevation.

## EN SUITE

8'5" max x 4'5" (2.57m max x 1.35m)

Having a modern three piece white suite comprising a tiled shower enclosure with electric shower. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, extractor fan, shaver point, radiator and obscure double glazed window to the side elevation.

## BEDROOM 2

10'2" x 8'5" (3.10m x 2.57m)

Having fitted wardrobes with hanging rails and shelving. Radiator and double glazed window to the rear elevation.

## BEDROOM 3

8'8" x 6'3" (2.64m x 1.91m)

Having a single fitted wardrobe with hanging rail. Radiator and double glazed window to the front elevation.

## FAMILY BATHROOM

6'2" x 5'6" (1.88m x 1.68m)

Having a modern three piece white suite comprising a panelled bath with mixer tap and shower over. Pedestal wash hand basin with mixer tap. Low flush WC. Part tiled walls, chrome heated towel rail and obscure double glazed window to the rear elevation.

## GARAGE

15'10" x 8'7" (4.83m x 2.62m)

With power and light point. Obscure UPVC double glazed rear door.

## 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 zero seven eight one seven two eight three five two one.

## TENURE DETAILS

The property is freehold with vacant possession upon completion.

### SERVICES DETAILS

All mains services are connected.

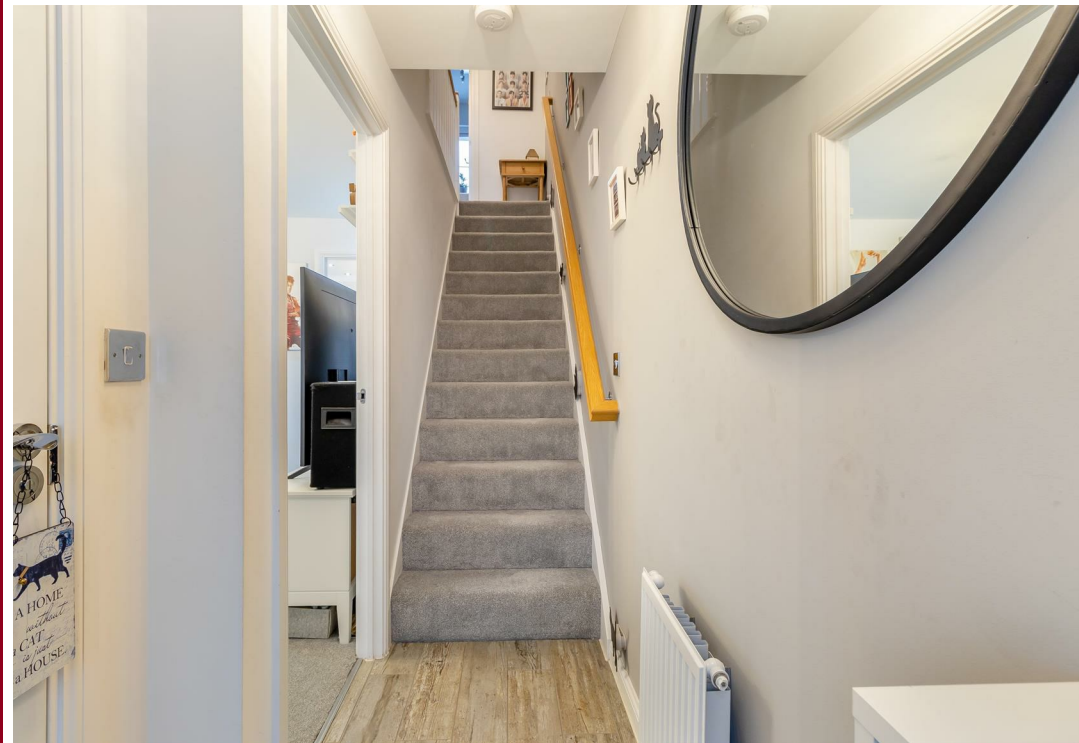
### MORTGAGE ADVICE

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.









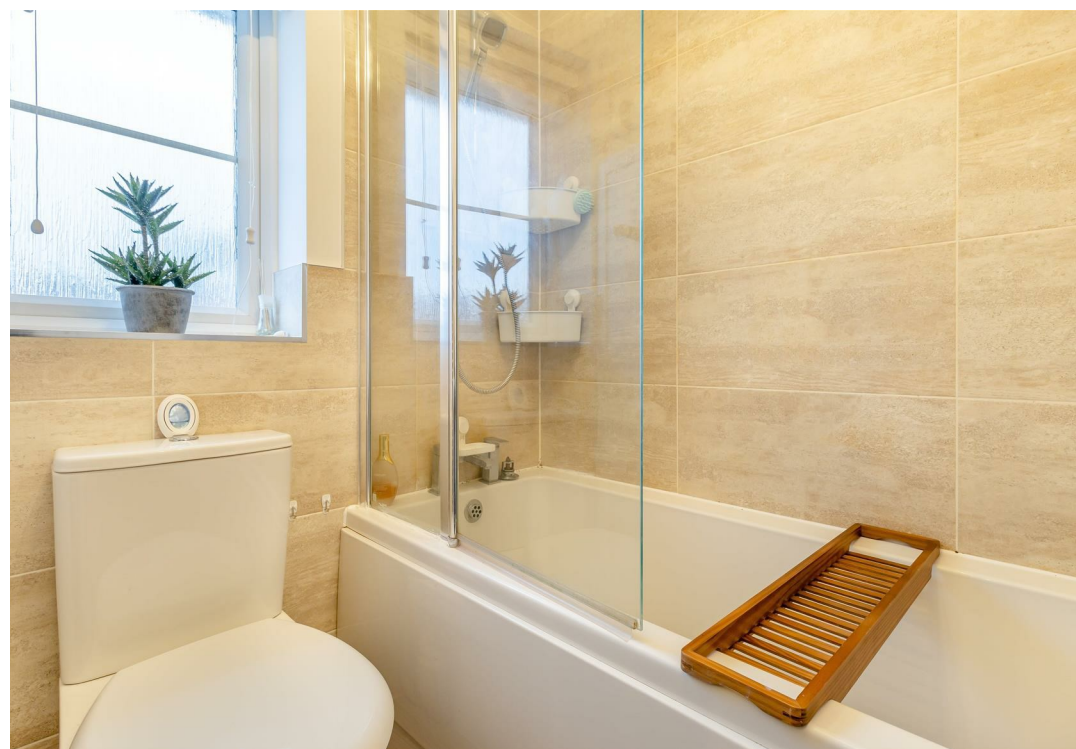






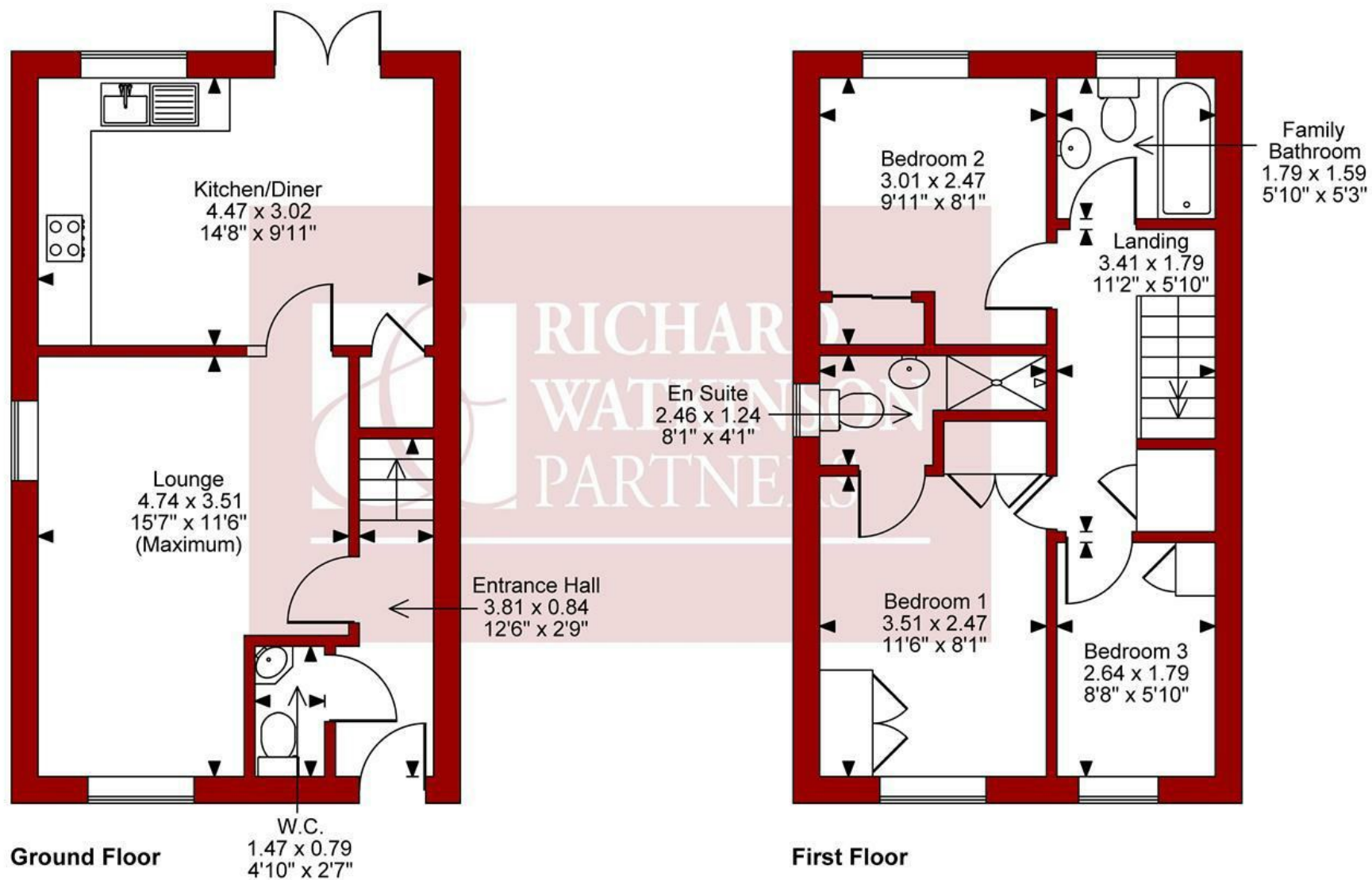








Lindhurst Way West, Mansfield  
Approximate Gross Internal Area  
70 SQ M / 758 SQ FT



**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		96
(81-91) B	84	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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 firm's 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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