



**57 Wingfield Road, Mansfield,  
Nottinghamshire, NG18 3HT**

**£395,000**

**Tel: 01623 626990**

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

- Detached Family Home
- Four Bedrooms
- Open Plan Lounge/Dining Room
- Extensive Driveway for Numerous Vehicles
- Good Sized Plot with Landscaped Gardens
- Spacious Living Accommodation
- Family Bathroom & Downstairs WC
- 29ft Open Plan Living/Dining Kitchen
- Detached Double Garage
- Lovely Cul-De-Sac Position

A spacious four bedroom detached family home occupying a good sized plot with a detached double garage, positioned at the end of a cul-de-sac in an established location off Briar Lane.

The property provides well presented and spacious family living accommodation extending to circa 1658 sq ft. The ground floor comprises an entrance hall, cloakroom/WC, open plan lounge/dining room and a large open plan living/dining kitchen with modern fitted kitchen, integrated appliances and a central island with granite worktop. The first floor landing leads to four bedrooms and a modern family bathroom.

Externally, the house occupies a lovely position at the end of a cul-de-sac set well back and approached by a large driveway providing off road parking for numerous vehicles. The property has landscaped front and rear gardens and a detached double garage with a remote controlled electric up and over door. The front garden is mainly laid to lawn with planting and gravel borders extending behind the garage. The rear garden is maintained to an immaculate high standard and benefits from a south westerly facing aspect. There are extensive decked and patio seating areas, low retaining walled boundaries and a raised lawn. In addition, there are paved paths, raised beds, a shed and greenhouse against a low stone walled and laurel hedgerow boundary beyond.

Overall, this is a fantastic opportunity to purchase an ideal family home and viewing is highly recommended.

#### OPEN FRONTED STORM PORCH

15'2" x 11'7" (4.62m x 3.53m)

A substantial open fronted storm porch with five ceiling spotlights leads to an obscure UPVC double glazed front entrance door providing access through to the:

#### ENTRANCE HALL

12'5" x 7'3" max (3.78m x 2.21m max)

With radiator, coving to ceiling and stairs to the first floor landing.

#### CLOAKROOM/WC

7'10" x 4'5" (2.39m x 1.35m)

Having a contemporary two piece white suite comprising a low flush WC. Pedestal wash hand basin with chrome mixer tap. There are ample fitted storage cupboards. Tiled splashbacks, radiator and obscure double glazed window to the front elevation.

#### OPEN PLAN LOUNGE/DINING ROOM

21'10" x 19'7" max (6.65m x 5.97m max)

(12'11" into lounge). An L-shaped and spacious open plan reception space with defined living and dining areas. There is a marble fireplace with inset coal effect gas fire with traditional surround. Three radiators, coving to ceiling, large double glazed window to the front elevation and double glazed window and double glazed sliding patio door leading out onto the rear garden.

#### OPEN PLAN LIVING/DINING KITCHEN

29'6" x 21'10" max (8.99m x 6.65m max)

(11'11" into living/dining area). (17'0" into kitchen). A substantial open plan living/dining kitchen, having a range of modern high gloss white cabinets comprising wall cupboards with under lighting, base units and drawers with laminate worktops above. Inset 1 1/2 bowl sink with drainer and mixer tap. Integrated double Bosch oven. Integrated Bosch induction four ring hob and stainless steel Cooke & Lewis extractor hood above. Integrated dishwasher. Space for a large American style fridge/freezer. There is a good sized central island with three feature lights above, ample space for stools beneath, granite worktop and matching high gloss base units beneath to one side. There is kickboard lighting to both the kitchen and island, laminate floor and a vertical floor-to-ceiling radiator. The large open plan living space continues with matching laminate floor, ample ceiling spotlights, two radiators, double glazed window to the front elevation and French doors leading out onto the rear garden.

#### FIRST FLOOR LANDING

With loft hatch and airing cupboard housing the Baxi gas fired central heating combi boiler.

#### BEDROOM 1

12'8" x 12'2" (3.86m x 3.71m)

A good sized double bedroom, having substantial fitted wardrobes to three walls with extensive hanging rails and shelving. In addition, there are ample fitted drawers including two bedside cabinets with drawers as well as a fitted dressing table and display shelving. There is an additional large built-in storage cupboard with shelving offering fantastic storage space. Radiator and double glazed window to the front elevation.

#### BEDROOM 2

13'0" x 12'9" (3.96m x 3.89m)

A second double bedroom, having a built-in wardrobe. Radiator and double glazed window to the front elevation.

#### BEDROOM 3

10'0" x 8'11" (3.05m x 2.72m)

With radiator and double glazed window to the rear elevation.

#### BEDROOM 4

9'1" x 8'11" (2.77m x 2.72m)

With radiator and double glazed window to the rear elevation.

## **FAMILY BATHROOM**

8'8" max x 5'5" (2.64m max x 1.65m)

Having a modern three piece white suite with chrome fittings comprising a P-shaped panelled bath with mixer tap and shower over. There is a large vanity unit with inset sink with mixer tap and storage cupboard beneath. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, five ceiling spotlights and obscure double glazed window to the rear elevation.

## **OUTSIDE**

The house occupies a lovely position at the end of a cul-de-sac set well back and approached by a large driveway providing off road parking for numerous vehicles. The property has landscaped front and rear gardens and a detached double garage with a remote controlled electric up and over door. The front garden is mainly laid to lawn with planting borders to the side extending behind the garage. There are gravel areas on two sides, an outside tap and a side gate and pathway leads to the rear of the property. The rear garden is maintained to an immaculate high standard and benefits from a south westerly facing aspect. There are extensive decked and patio seating areas, low retaining walled boundaries and a raised lawn. In addition, there are paved paths, raised beds, a shed and greenhouse against a low stone walled and laurel hedgerow boundary beyond.

## **DETACHED DOUBLE GARAGE**

18'4" x 17'8" (5.59m x 5.38m)

Equipped with power and light. Remote controlled electric up and over door. Obscure UPVC double glazed side entrance 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**

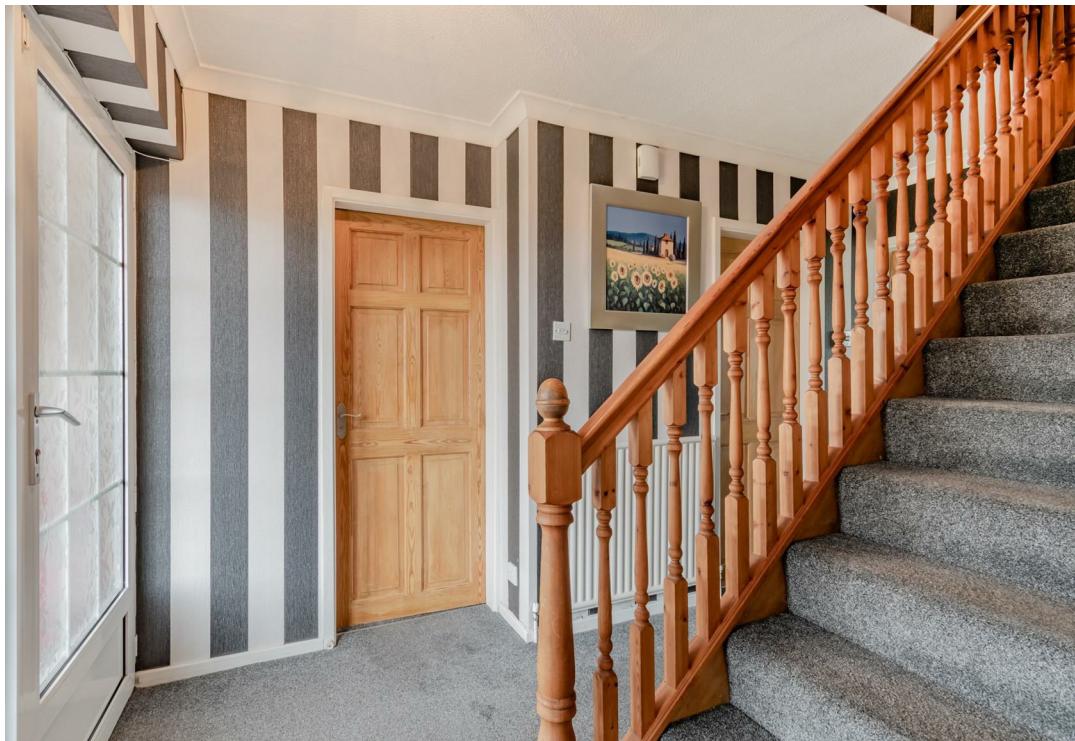
All mains services are connected.

## **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.















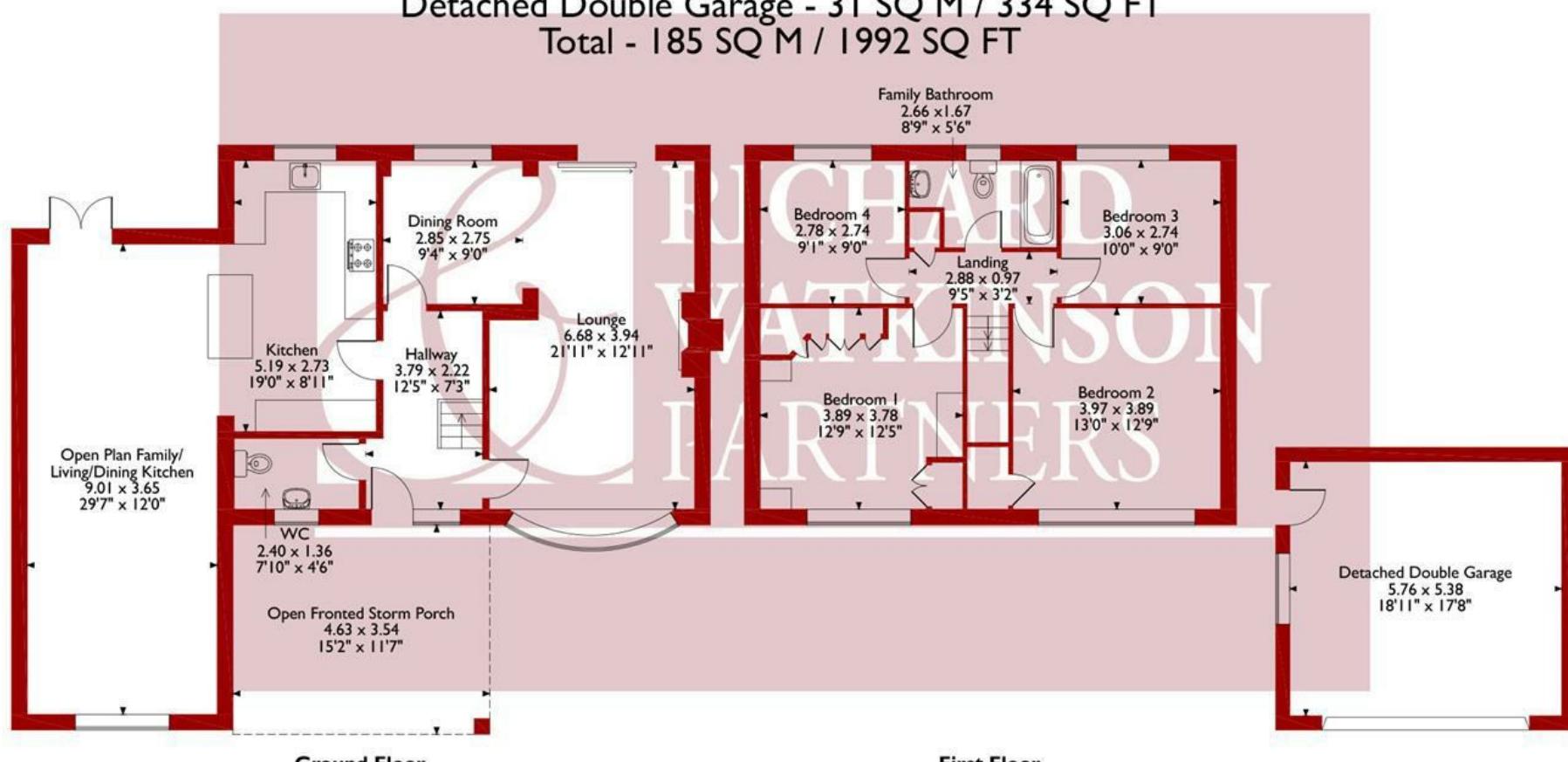








**Wingfield Road, Mansfield**  
**Approximate Gross Internal Area**  
**Main House - 154 SQ M / 1658 SQ FT**  
**Detached Double Garage - 31 SQ M / 334 SQ FT**  
**Total - 185 SQ M / 1992 SQ FT**

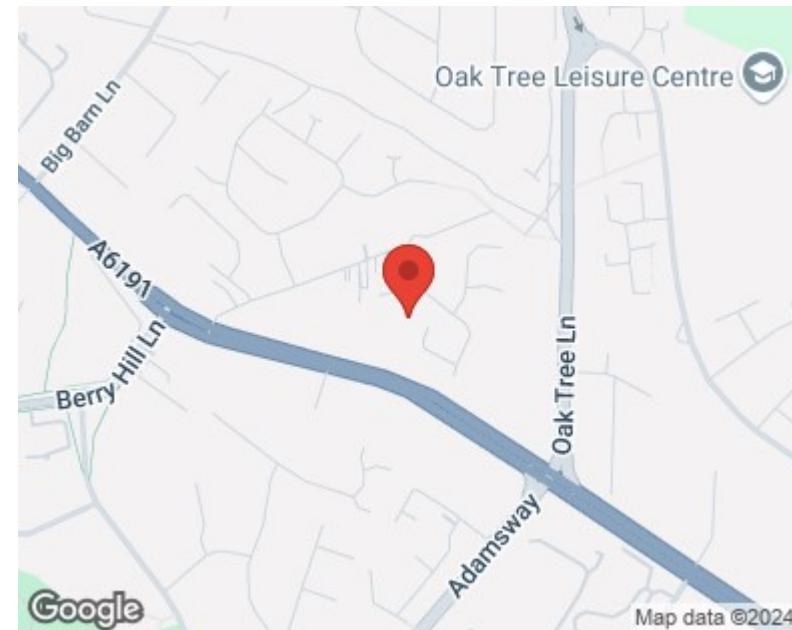


Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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 <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	



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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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Registered in England. Ltd Registration number: 07140024

1 Albert Street,  
Mansfield NG18 1EA  
Tel: 01623 626990  
Email: [mansfield@richardwatkinson.co.uk](mailto:mansfield@richardwatkinson.co.uk)

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