



## Lindum Station Lane, Farnsfield

£325,000 Freehold

CORNER PLOT WITH FRONT, SIDE & REAR GARDENS • IMMACULATE DETACHED BUNGALOW • LOTS OF RENOVATION WORK SINCE 2018 • THREE WELL PROPORTIONED BEDROOMS • DRIVEWAY & GARAGE, EPC RATING; C



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**John Sankey**





## How To Find The Property

Leave Mansfield via the Rainworth bypass A617 continuing straight ahead over the first roundabout, on approaching the second roundabout again continue straight ahead onto Kirklington Road A617, after approximately 200 yards turn right onto Cockett Lane then take the first left onto Station Lane where the property is located on the right hand side.

## Entrance Hall

Dimensions: 2.57m x 0.94m (8'5" x 3'1"). The entrance hall is bright with a UPVC double glazed door providing access, having power points and a central heating radiator. An internal door leads to the lounge.

## Living Room

Dimensions: 6.05m x 3.84m (19'10" x 12'7"). The room is well-lit with a UPVC double glazed window to the front. Note that the fireplace is not included in the sale. It features a central heating radiator, TV and power points, and a doorway leading to the inner hallway.

## Kitchen

Dimensions: 5.00m x 3.02m maximum (16'5" x 9'11" maximum). This well-lit and practical kitchen is enhanced by two UPVC double glazed windows to the side. The kitchen features wall and base units with under unit lighting, offering ample storage space. There's a door providing access to the side and rear gardens. The room is equipped with a space for a freestanding cooker and plumbing for a washing machine. Additional highlights include spotlights on the ceiling and a central heating radiator.

## Inner Hallway

Dimensions: 3.35m x 0.91m (11' x 3'). Connecting all the rooms, this hallway boasts spotlights on the ceiling, providing light. It also features loft access and a central heating radiator.

## Bedroom No 1

Dimensions: 4.50m x 3.48m (14'9" x 11'5"). A generously sized double bedroom with a UPVC double glazed window offering views of the rear garden. The room provides ample storage space, and features coving to the ceiling, a central heating radiator, and power points.

## Bedroom No 2

Dimensions: 4.57m x 3.48m maximum (15' x 11'5" maximum). An extended double room with a UPVC double glazed window providing views of the rear garden. It offers a central heating radiator and power points for convenience.

## Dining Room/Bedroom No 3

Dimensions: 3.48m x 2.39m (11'5" x 7'10"). A versatile room currently utilised as a dining room, featuring a UPVC double glazed window with views to the rear garden. It includes a central heating radiator and power points.

## Shower Room

Dimensions: 2.49m maximum x 2.08m (8'2" maximum x 6'10"). A beautifully designed space, housing a suite with a low flush WC and a vanity sink unit complemented by a waterfall mixer tap and fitted cabinet. The luxurious features include a mains fed shower with wet wall boarding in the cubicle. The room is well-lit with the presence of a UPVC double glazed window to the side aspect, and it boasts a chrome heated towel rail for added comfort.

### Outside

This property enjoys a delightful corner plot, featuring front and side gardens predominantly laid to lawn with charming barked flower beds. The convenience of access on both sides adds practicality. Parking is also available for two cars. A thoughtfully designed low-maintenance rear garden, with a paved area, offers an ideal space for relaxation. Additionally, there's a brick-built potting/storage shed for added utility.

### Garage

The garage benefits from an up & over door, power and lighting. The electrical consumer unit and gas meter are also located here.

### Additional Information

Tenure: Freehold

Council Tax Band: D

Mobile & Broadband checker: please visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.



### Ground Floor

Approx. 86.5 sq. metres (930.8 sq. feet)



Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements are approximate and no responsibility is taken for any error, omission or mis-statement. This plan and its measurements are for illustrative purposes only.  
Plan produced using PlanUp.