



85 Lichfield Lane, Mansfield,
Nottinghamshire, NG18 4RF

No Chain £340,000
Tel: 01623 626990

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

- Detached Bungalow
- Open Plan Lounge/Diner & Conservatory
- Excellent Scope & Potential
- Established & Superb Plot
- Large Double Garage
- Three Spacious Bedrooms
- Contemporary Kitchen & Utility
- Salise Home Lift
- South West Facing Rear Garden
- Desirable Berry Hill Location!

A three bedroom detached bungalow set back from the road occupying an elevated and good sized plot with a most delightful front aspect towards the fringes of Berry Hill Park. The property is situated on Lichfield Lane, a desirable and established suburban location within close proximity to amenities.

The property has been in the same family name since the mid 1980s. There is a contemporary fitted kitchen installed in 2018 with integrated appliances, and a unique Salise home lift which gives independent access in and out of the property via the dining area and garage.

The property has gas central heating, UPVC double glazing and an alarm system. The accommodation comprises an entrance porch, entrance hall, WC, fitted kitchen, utility, three spacious bedrooms and a shower room. In addition, there is a conservatory and a spacious L-shaped open plan lounge/diner enjoying the best of the front outlook.

Externally, the bungalow occupies a superb plot with established and well maintained gardens to the front and rear - enjoying a sunny south west facing rear garden. There is a good sized driveway which leads to a large double garage with a remote controlled electric up and over door.

Lichfield Lane is a tree lined and much sought after residential address with a mixture of traditional and contemporary houses and bungalows on generous plots, within close proximity to transport links and the excellent amenities the town has to offer.

Overall, in our opinion this property would suit a variety of buyers with further scope and potential to extend and alter the property to individual tastes and needs.

AN OPEN FRONTED STORM PORCH LEADS TO A UPVC FRONT ENTRANCE DOOR WITH DOUBLE GLAZED SIDE PANEL THROUGH TO THE:

ENTRANCE PORCH

4'11" x 3'6" (1.50m x 1.07m)

With wall light point and obscure double glazed sliding door through to the:

ENTRANCE HALL

12'6" x 8'11" (3.81m x 2.72m)

With loft hatch, smoke alarm, coving to ceiling, three wall light points and built-in storage cupboard.

WC

6'5" x 3'3" (1.96m x 0.99m)

Having a low flush WC. Wash hand basin, tiled splashbacks, tiled floor and coving to ceiling.

OPEN PLAN LOUNGE/DINER

A spacious L-shaped dual aspect living and dining space.

LOUNGE

17'11" x 11'11" (5.46m x 3.63m)

A spacious living space, having a coal effect gas fire with hearth and surround. Coving to ceiling, two radiators and a large double glazed window to the front elevation enjoying a lovely outlook. Open plan through to:

DINING AREA

10'5" x 8'10" (3.18m x 2.69m)

Featuring the Salise home lift giving access to and from the property via the garage beneath. Radiator, coving to ceiling and sliding patio door through to the:

CONSERVATORY

8'10" 7'1" (2.69m 2.16m)

With radiator, double glazed windows and French doors leading out on to the south facing rear garden.

KITCHEN

10'7" x 9'2" (3.23m x 2.79m)

A contemporary fitted kitchen installed in 2018, comprising wall cupboards and ample drawers with soft closing doors and laminate working surfaces over. Inset 1 1/2 bowl sink with drainer and mixer tap, tiled splashbacks. Integrated stainless Neff oven and Neff four ring electric hob with stainless steel extractor hood above. Integrated dishwasher and fridge. Contemporary grey laminate floor, double glazed window to the rear elevation and obscure glazed rear door through to the:

UTILITY

7'3" x 6'10" (2.21m x 2.08m)

With radiator, plumbing for a washing machine, double glazed window to the side elevation and double glazed door leading out on to the rear garden.

BEDROOM 1

15'10" x 9'11" (4.83m x 3.02m)

A spacious double bedroom, with radiator, fitted wardrobes and drawers, coving to ceiling, and large double glazed window to the front elevation enjoying a lovely open outlook.

BEDROOM 2

10'3" x 9'11" (3.12m x 3.02m)

A second double bedroom, with radiator, fitted wardrobes and drawers, coving to ceiling, and double glazed windows to the rear elevation.

BEDROOM 3

12'4" x 8'10" (3.76m x 2.69m)

With radiator, coving to ceiling, fitted wardrobes and double glazed windows to the side elevation.

SHOWER ROOM

8'9" max x 6'6" (2.67m max x 1.98m)

Having a double width shower enclosure. Vanity unit with inset wash hand basin with working surfaces and storage cupboards beneath. Low flush WC. Tiled floor, fully tiled walls, chrome heated towel rail, six ceiling spotlights, wall light point, shaver point, further storage cupboard with drawers and working surfaces over. Obscure double glazed window to the rear elevation.

OUTSIDE

The property is set back from the road and approached from a good sized driveway providing off road parking for several vehicles leading to the large double garage. The property sits on a generous plot with superbly maintained gardens to the front and rear with a pleasant front outlook towards the fringes of Berry Hill Park. There is a lawned front garden with well stocked borders with plants and shrubs, and access on both sides of the bungalow leading to the rear garden. There is a private, south facing, rear garden with patio, pond, and further established borders on all sides featuring a variety of plants and shrubs.

LARGE DOUBLE GARAGE

21'6" x 21'1" max (6.55m x 6.43m max)

Equipped with power and light. Housing the wall mounted Worcester gas fired central heating boiler. Remote controlled electric up and over 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.







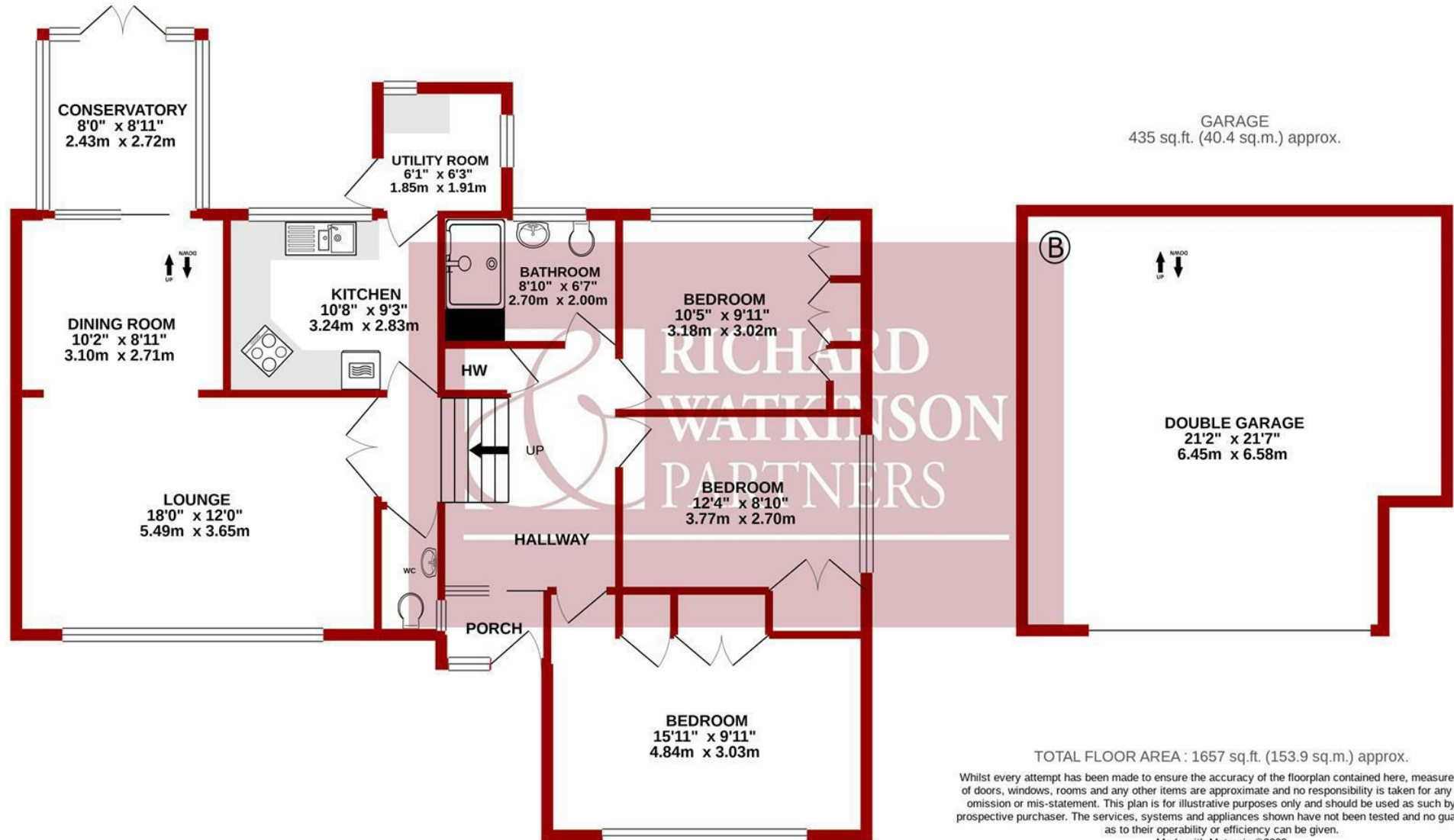








FLOORPLAN
1222 sq.ft. (113.5 sq.m.) approx.



TOTAL FLOOR AREA : 1657 sq.ft. (153.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020



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		
	65	81
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		
	63	80
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



RICS



Richard Watkinson & Partners is the trading name of Richard Watkinson Ltd.
Registered in England. Ltd Registration number: 07140024

1 Albert Street,
Mansfield NG18 1EA
Tel: 01623 626990
Email: mansfield@richardwatkinson.co.uk

**RICHARD
WATKINSON
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers