



Lake End
Newstead Abbey Park | Nottingham | Nottinghamshire | NG15 8GE

FINE & COUNTRY

LAKE END



A beautifully presented detached family home nestled within the highly regarded and sought after 300-acre grounds of Newstead Abbey Park, undoubtedly one of the finest residential addresses within the East Midlands region.



STEP INSIDE

Offering prospective purchasers the exciting opportunity to acquire a special property within the prestigious Newstead Abbey Park, Lake End comes to the market for the first time in 13 years having been extensively upgraded and enhanced whilst being thoroughly enjoyed as a family home over this time. Originally constructed in the 1930's, it's present occupiers have painstakingly brought this property up to current standards with a host of features which one would expect from a modern home, such as, the exceptional open-plan dining kitchen with feature central island and bi-folding doors leading on to the primary terrace, upgraded bathroom suites, Control4 data system linking the integrated ceiling speakers found in the kitchen/ dining room and main en-suite bathroom, as well as TV and other media outlets, feature fires to the two reception rooms and the fantastic fitted utility/ boot room to name a few. The result is a truly fabulous property which boasts approximately 3415sq.ft of first-class accommodation, set within circa 0.5 acres of glorious grounds.

THE ACCOMMODATION

Upon entering the home, you are immediately greeted by a spacious and immaculately presented entrance hall with WC/ cloaks leading off. This hall gives an early indicator of the quality of finish found within the property and much of the principal ground floor accommodation leads off, beginning with the outstanding split-level open-plan dining kitchen. Creating the perfect social environment for families to enjoy or for entertaining, this space hosts an elevated dining area that steps down into the beautifully appointed bespoke kitchen which boasts a range of high specification integrated appliances wrapping around the focal central breakfast island. To one side of the kitchen, you'll find the fully fitted utility/ boot room with independent access to the garden, whilst to the other there is a cosy yet generously proportioned snug/ family room which benefits from a feature wood burning fire and bay window looking on to a stunning woodland backdrop. The formal lounge provides a larger main reception room to enjoy, with bi-folding doors on to the terrace and again a lovely feature fire. Leading off the formal lounge, you can find the office/ bedroom 5 with an adjoining en-suite shower room which, without too significant alterations, could be utilized as useful annexe space for dependant relatives.

To the first floor and leading off the vast landing, the principal suite offers a wonderful retreat to enjoy. Comprising of a spacious bedroom, fully fitted dressing room and an impressive en-suite bathroom with walk-in shower, freestanding bath and perfectly positioned TV to relax and experience an extended soak - the perfect space to take in and admire the impressive garden aspects found to all sides of the home. Elsewhere on the first floor, you'll find 3 further double bedrooms and a charming family bathroom.





























STEP OUTSIDE

GARDENS & GROUNDS

Lake End enjoys truly outstanding gardens to both front and rear which extend to circa 0.5 acres in all and blend seamlessly with the Newstead Abbey Park woodland which surrounds them. The sweeping tree lined private road approach leads up to the property where you can find off street parking for a number of vehicles as well as access to the attached double garaging. The beautifully landscaped side and rear gardens comprise of substantial lawns for families to relish, several paved patios perfect for entertaining, a firepit area, covered log store and a plethora of stocked borders/ beds with established select planting.

LOCATION

In the heart of the widely acclaimed Newstead Abbey Park, approached by a barrier protected private drive from the A60 Mansfield Road, Lake End is well placed for many road communications including M1 corridor (J27 or J28), A60 to Nottingham (11 miles) or Mansfield (6 miles). Fast rail connection from Newark (23 miles) to London Kings Cross scheduled 1 hour 20 minutes and easy access to Nottingham East Midlands International Airport (M1 J24) and Robin Hood Airport at Doncaster. Local amenities including schools and shops in nearby Ravenshead and more comprehensive facilities in Hucknall, Mansfield and Nottingham. Ravenshead enjoys a range of reputable local schooling, with both Nottingham High School and Trent College offering private bus services to nearby the Newstead Abbey entrance.

DISTANCES

Nottingham 11 miles
 Mansfield 6 miles
 Nottingham City Hospital 9 miles
 Queens Medical Centre 14 miles
 Kings Mill Hospital 7 miles
 A60 Mansfield Road 1.7 miles
 M1 Motorway J27 5 miles
 East Midlands Airport 27 miles
 Newark Northgate Station 23 miles









INFORMATION

SERVICES

Mains electricity and water are connected to the property. Drainage is provided via septic tank. Central heating is provided via LPG storage tank.

TENURE

Freehold.

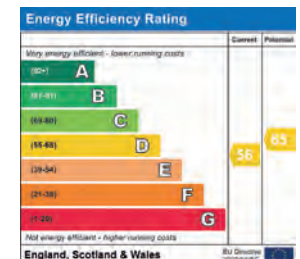
VIEWINGS

Strictly by appointment with Fine & Country Nottingham. Please contact Pavlo Jurkiw for further information or to arrange a viewing.

Lake End, Newstead Abbey Park
 Approximate Gross Internal Area
 Main House = 285 sq.m/3065 sq.ft
 Garage = 32 sq.m/350 sq.ft
 Total = 317 sq.m/3415 sq.ft



Illustration for identification purposes only, measurements are approximate, not to scale.
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FINE & COUNTRY

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This unique approach to luxury homes marketing delivers high quality, intelligent and creative concepts for property promotion combined with the latest technology and marketing techniques.

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We value the little things that make a home

THE FINE & COUNTRY
FOUNDATION

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