



FINE & COUNTRY
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Orchard Lea
Newlands Road | Forest Town | Mansfield | NG19 0HX

Orchard Lea

A beautifully presented and generously proportioned detached family home situated in Forest Town, a former village located approximately 2 miles east of Mansfield Town Centre.

- Beautifully Presented Detached Family Home
- Situated on a Private No-Thru-Road Close to Amenities
- Approximately 3500sq.ft of Accommodation in All
- Stunning Open Plan Living/ Dining Kitchen
- 3 Further Reception Rooms
- Master Suite with En-Suite & Dressing
- 2/3 Additional Bedrooms & 3 Bathrooms
- Beautifully Maintained Gardens & Integral Double Garage

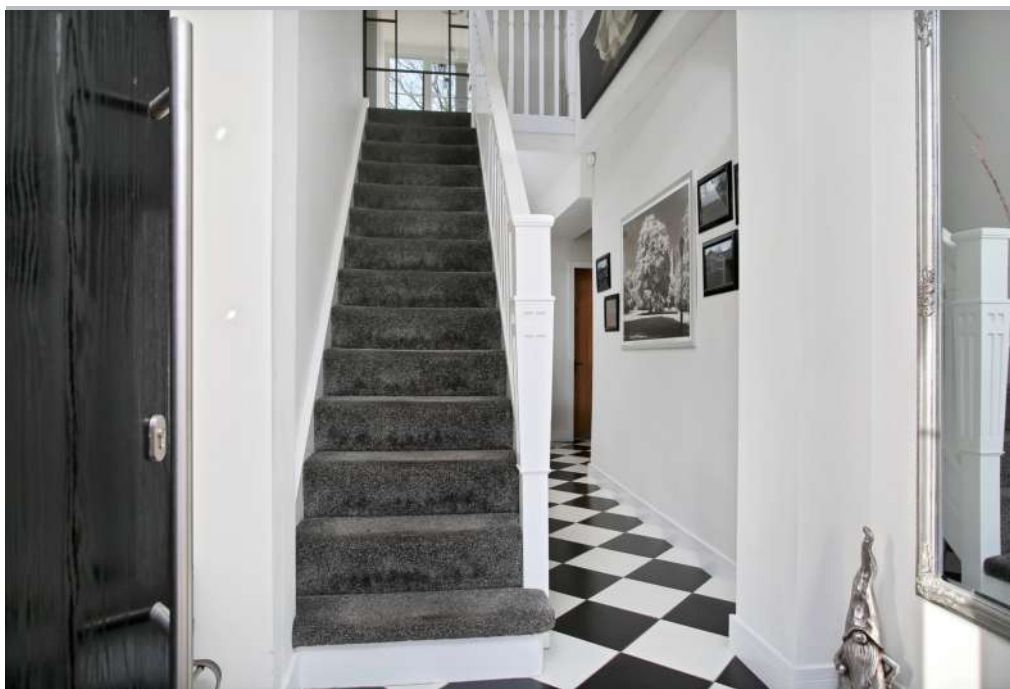
THE PROPERTY

Orchard Lea was acquired by its current occupiers in 2014 and has undergone a complete course of refurbishment with significant work taking place to increase the amount of internal accommodation on offer. The result is a wonderful home finished to an excellent standard which offers approximately 3000sq.ft of living accommodation that is certain to impress upon inspection. Upon entering the property, you are greeted by the spacious entrance hall with much of the internal accommodation leading off. In brief, this ground floor accommodation comprises of; a stunning open-plan living/ dining kitchen, formal lounge, gym/snug/ bedroom 5, study, utility with fitted appliances and secondary cooker; shower room/ WC and an integral double garage. To the first floor there is a generous landing, master suite with en-suite bathroom and dressing room/ bedroom 4, two further double bedrooms, en-suite shower room and a family bathroom.









GARDENS & GROUNDS

The property is situated on a private no-thru road and upon entering the gated ground you are immediately greeted by a generous concrete laid driveway capable of accommodating several vehicles. The attractive and landscaped front garden enjoys several lawned areas, tiered rockeries, established trees and stocked borders. To the rear of the property there is a further beautifully presented garden. Again, landscaped to an excellent standard, this space comprises of; two spacious paved patios perfect for entertaining, lawned area, raised decking area with hot-tub spa, stocked bedded areas and established hedging which provides a good degree of privacy. In addition, the rear garden benefits from a purpose built outbuilding which is currently used as a games room but would lend itself well to a variety of uses.

LOCATION

The market town of Mansfield is located approximately 12 miles north of Nottingham City Centre and has developed substantially from its mining and textile industry past into a large residential and commercial district. Mansfield benefits from a broad selection of local amenities which you would come to expect from a town of its size. A theatre, restaurants, public houses, bars, banking, convenience stores, supermarkets, a shopping centre and numerous recreational activities are just a small selection of what Mansfield has to offer. The area benefits from an extensive transport network, with Mansfield railway station linking the town to Nottingham and Worksop, several bus operators with vast operating areas and a number of significant arterial roads.

DISTANCES

Mansfield Centre 2.5 miles
Nottingham City Centre 16 miles
Kings Mill Hospital 4.5 miles
M1 Motorway Junction 29 9 miles
A60 2 miles
East Midlands Airport 28.5 miles

TENURE

Freehold.

SERVICES

Mains electricity, gas, water, and drainage are understood to be connected.



Orchard Lea, Mansfield
Approximate Gross Internal Area
 Main House = 276 sq.m/2966 sq.ft
 Garage = 30 sq.m/323 sq.ft
 Outbuilding = 18 sq.m/194 sq.ft
 Total = 324 sq.m/3483 sq.ft

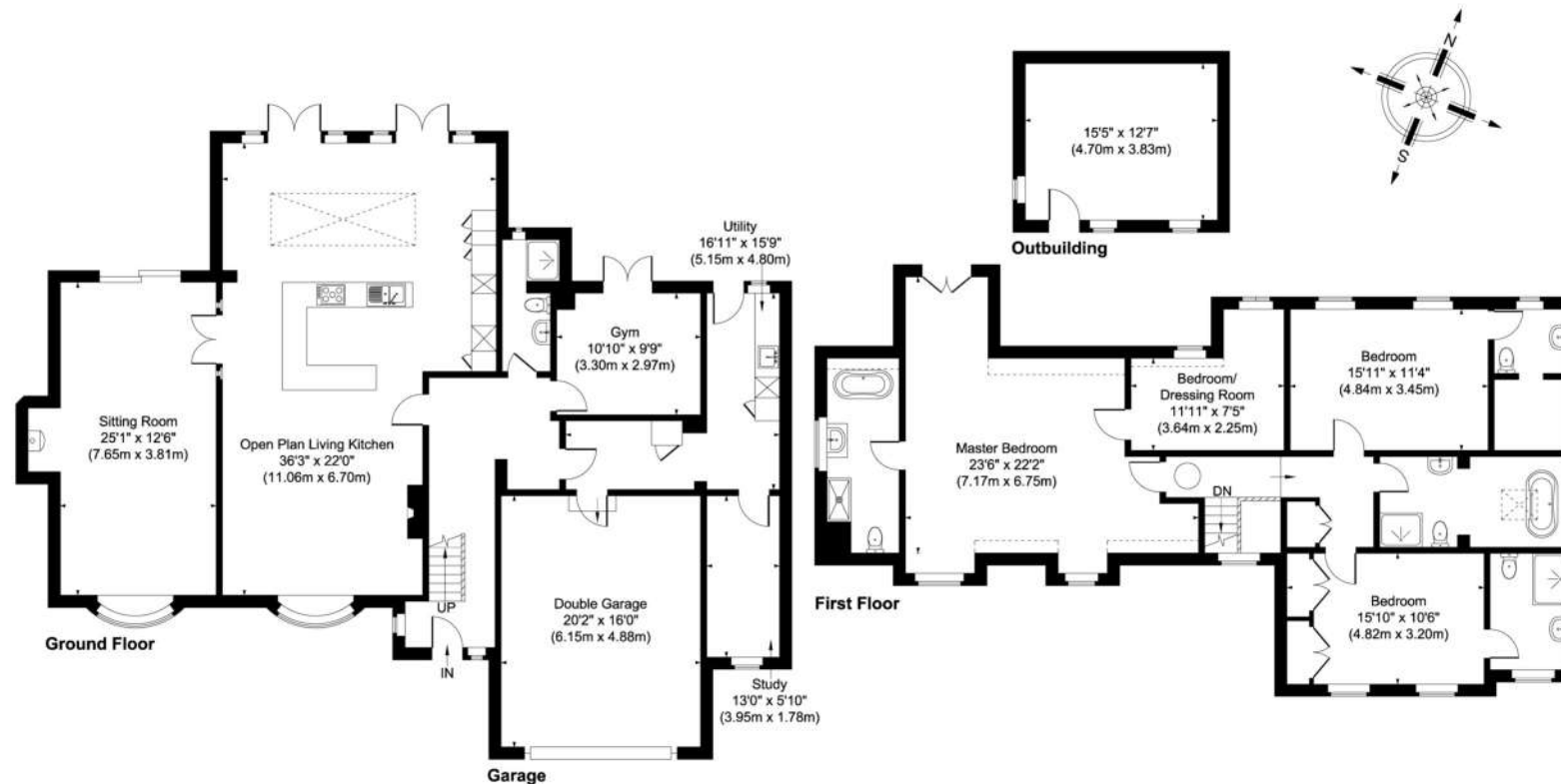


Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
	69	82



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