

England & Wales	
EU Directive 2002/91/EC	
Min energy demand - lower CO2 emissions	
100-120	G
91-100	F
81-90	E
71-80	D
61-70	C
51-60	B
41-50	A
31-40	A
21-30	A
11-20	A
1-10	A

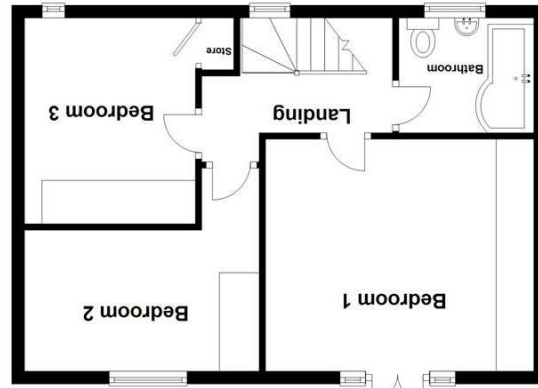
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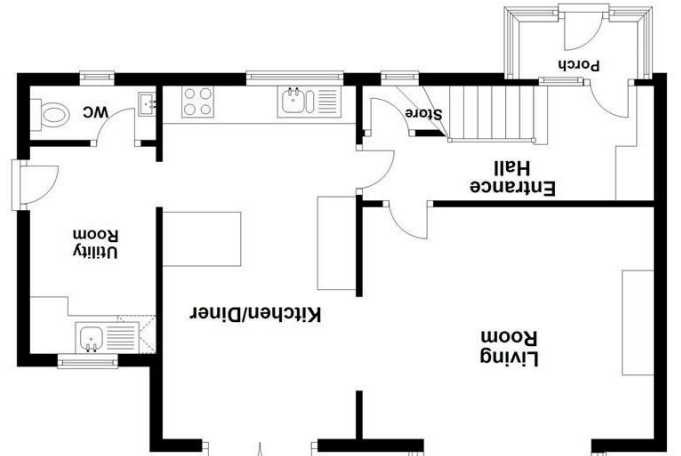
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Estate Agents

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Total area: approx. 99.1 sq. metres (1067.2 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 FloorPlan.



First Floor  
 Approx. 43.2 sq. metres (464.9 sq. feet)



Ground Floor  
 Approx. 56.0 sq. metres (602.3 sq. feet)



John Sankey

63 Newboundmill Lane, Pleasley, Notts, NG19 7PT  
 £395,000

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Estate Agents





# Newboundmill Lane

## Pleasley

Prepare to fall in love with this charming yet modern, well maintained detached house located on Newboundmill Lane in the picturesque village of Pleasley, near Mansfield, with stunning views to the rear.

Upon entering, you are greeted by a spacious hallway, with generous storage including under stair and bespoke built in storage, generous open plan kitchen/reception room that is perfect for entertaining guests or simply relaxing with your family.

The property has three DOUBLE bedrooms all with fitted wardrobes, ideal for a growing family or those in need of extra space, the master bedroom boasts air conditioning and double French doors with stunning views to be envious of!

The house features a well-appointed bathroom, ensuring convenience and comfort for all residents. With parking space for numerous vehicles, including caravan/motor home if required, you'll never have to worry about finding a spot for your car.

One of the highlights of this property is the stunning views it offers. Imagine waking up to panoramic vistas every morning and unwinding in the evening, on the beautiful landscaped rear garden with a backdrop of natural beauty.

This individually built house is immaculately presented, showcasing a blend of modern and traditional stylish charm. The open plan kitchen with under floor heating and opening to the stylishly decorated lounge, complete with log burner is perfect for hosting gatherings or simply enjoying a cozy night in. The generous utility has space for all the modern appliances you desire, adjacent to the useful downstairs cloak room. Throughout the ground floor the property has a mixture of well maintained wooden and tiled floor, making it easier to keep clean.

Don't miss the opportunity to make this house your home and experience the tranquillity and comfort it has to offer, with the M1/A38 transport links close by. Contact us today to arrange a viewing and start envisioning your life in this beautiful property.



### How to find the property

Take the Chesterfield Road South out of Mansfield before taking the left turn just after the Pleasley Landmark centre onto Chesterfield Road towards Pleasley, take the third left turn onto Newboundmill Lane, continue towards the end where the property is then located on the left hand side.

### Ground Floor

#### Porch

6'2" x 3'

Which is uPVC double glazed with wooden floor and access to the front door.

#### Entrance Hall

15'1" maximum x 5'11"

Having a stylish wooden floor, ample storage in the form of understairs walk in storage and bespoke fitted storage cupboards, central heating radiators, stairs rising to the first floor and oak door into the kitchen.

#### Open Plan Kitchen Diner

18'3" x 10'

Has a range of stylish modern wall and base units, cupboards and drawers, bowl and a half sink and drainer with waste disposal system incorporated, double oven and gas hob with extractor fan over, tiled floor with under floor heating, uPVC double glazed french doors (blinds included) overlooking the stunning landscaped garden and views beyond also a uPVC double glazed window to the front making this a fabulous light and airy living space. Opening into the living room area.

#### Living Room

15'1" x 14'7" maximum

Having a wooden floor, inglenook fireplace with a log burner and granite hearth, stylish panelled walls into the alcoves, radiator, uPVC double glazed french doors and side windows again with stunning views to the rear and access to the modern landscaped garden and the doors incorporate blinds which are included.

#### Utility Room

10'9" x 6'6"

With a range of wall and base units, wooden floor, plumbing for a washing machine, space for a dryer, space for a fridge freezer, bowl and a half oval stainless steel sink and drainer, uPVC window overlooking the rear, uPVC door leading to the side garden and oak door leading to the downstairs w.c.

#### Downstairs W.C.

6'6" x 2'10"

Having a low flush w.c., radiator and uPVC opaque window.

### First Floor

### Stairs and Landing

9'10" maximum x 7'5" maximum

With access to the loft which is part boarded with a loft ladder, uPVC double glazed window to the side and oak doors leading to three of the double bedrooms and family bathroom.

### Master Bedroom

13'10" x 12'

Having uPVC double glazed french doors and side windows with views to be envious of, air conditioning unit included, fitted wardrobes, two doubles and cupboards making this a very fabulous master bedroom.

### Bedroom No. 2

11'3" x 10'6" maximum

Having a uPVC double glazed window to the rear with views overlooking fields as far as the eye can see, fitted wardrobes and shelving units and radiator.

### Bedroom No. 3

10'8" x 7'11"

Having a uPVC double glazed window to the front, built in wardrobes with sliding doors, built in cupboard housing the central heating boiler which is approximately one year old and central heating radiator.

### Family Bathroom

7' x 5'11"

Having fully tiled walls, 'P' shower bath with modern mains shower over and attachment, wash hand basin, low flush w.c., chrome heated towel rail and tiled floor.

### Outside

To the front of the property there is parking for several vehicles including a caravan/motor home if required or at least six cars, outside tap and double gates leading to the rear garden and a single gate to the other side also leading to the rear garden.

The rear garden has recently been landscaped with stylish porcelain tiles on two levels making a large seating/entertaining patio area, the second tier is laid to lawn and there is a bespoke hot tub area if required, there are two power points, one in the garden, the other in the shed and the shed also has its own consumer unit. Incorporated in the stylish porcelain tiles is outside lighting.

### Additional Information

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

Freehold

Standard Construction

Council tax band C

EPC rating D

Hive and Ring systems included (there may be a monthly charge if you want to keep some services).

