



England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower energy code	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50

England & Wales	
EU Directive 2002/91/EC	
Min energy rating - lower energy code	
A	1-10
B	11-15
C	16-20
D	21-25
E	26-30
F	31-35
G	36-50



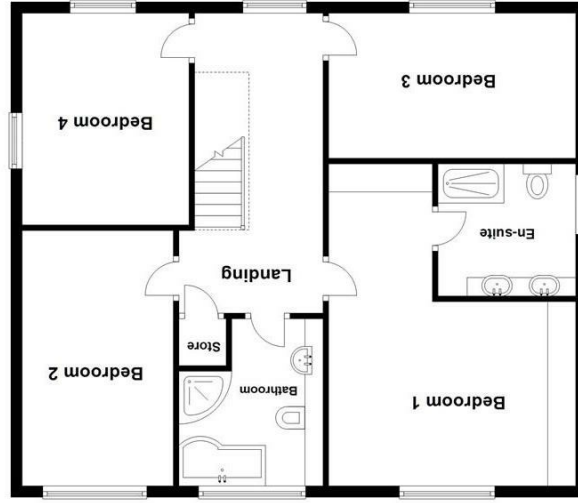
41 Albert Street, Mansfield, Nottinghamshire, NG18 1EA
 Sales: 01623 627247 Lettings: 01623 859111
 Email: enquiries@johnsankey.com Email: valuations@johnsankey.com
 Email: lettings@johnsankey.com www.johnsankey.com



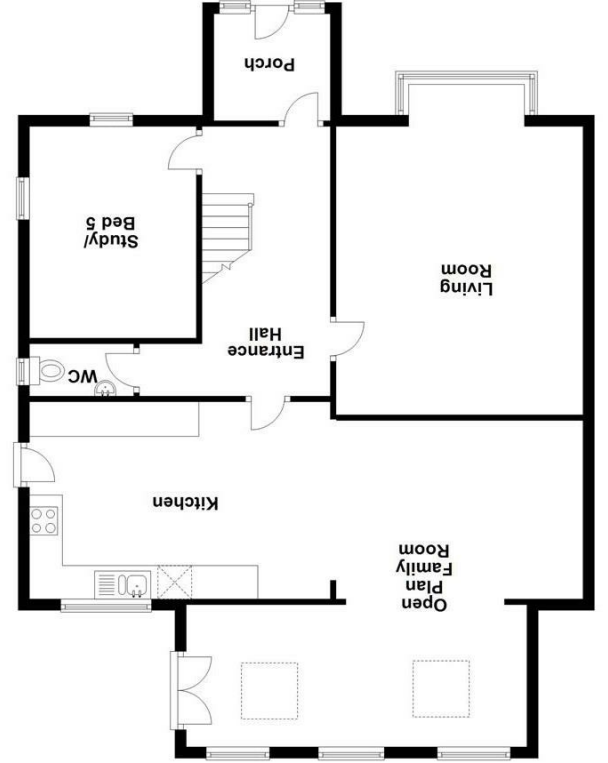
John Sankey
 Estate Agents

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 misstatement. This plan and its measurements are for illustrative purposes only.
 Plan produced using PlanLP.

Total area: approx. 187.4 sq. metres (2017.5 sq. feet)



First Floor
 Approx. 83.1 sq. metres (894.5 sq. feet)



Ground Floor
 Approx. 104.3 sq. metres (1123.0 sq. feet)



John Sankey

Raintree New Mill Lane, Forest Town, Notts, NG19 0HH
 Offers In Excess Of £500,000

John Sankey
 Estate Agents



New Mill Lane

Forest Town

Nestled in the sought-after semi-rural location of New Mill Lane, Forest Town, Mansfield, this individual detached house offers a modern and extended living space with five bedrooms, perfect for a growing family.

The property boasts a large family kitchen/diner/entertaining area, ideal for hosting gatherings and creating lasting memories. With stunning countryside views at the front and being near a nature reserve, the tranquillity and beauty of the surroundings are truly captivating.

Convenience is key with this property, as it is situated close to an abundance of amenities. From several schools for the little ones, a large local supermarket for your daily needs, to a variety of eateries, restaurants, and takeaways for those days you fancy a break from cooking. Additionally, being on a bus route makes commuting a breeze.

Parking will never be an issue with a detached garage and space for numerous vehicles, providing ample room for all your family and guests.

If you are looking for a spacious, modern, and well-located family home that offers both comfort and convenience, this property on New Mill Lane is definitely worth considering.

How to find the property

Leave Mansfield via the A60 Woodhouse Road, at the traffic lights adjacent to the four ways turn right onto Old Mill Lane, over the first mini roundabout and at the second mini roundabout turn left onto Sandlands Way, over two mini roundabouts which then becomes New Mill Lane, continue round the corner and the property is on the right hand side and can be identified by our for sale board.

Ground Floor

Porch

6'10" x 6'3"

Which is large, light and airy with tiled floor and door leading into the hallway.

Entrance Hall

15'10" x 11'2" maximum

With wood effect floor tiles, radiator, door into the lounge, kitchen, downstairs w.c. and bedroom five/office.

Living Room

16'11" x 14'6"

With a uPVC double glazed window to the front with stunning views over fields, wood effect tiled floor and central heating radiator.



Downstairs W.C.

6'1" x 3'1"

Part tiled, stylishly decorated and with a wash hand basin in a vanity unit, low flush w.c. and uPVC double glazed window.

Kitchen/Entertaining Family Room

17'7" x 11'7" plus 23'3" max x 19'2" max

Fitted with a range of wall and base units, cupboards and drawers, bowl and a half sink and drainer, integrated appliances which include the Bosch appliances of an electric double oven, four ring gas hob, cooker hood and washing machine, space for a dishwasher and an American style fridge freezer. There is a cupboard housing the wall mounted central heating boiler which is approximately six months old. UPVC double glazed window overlooking the rear garden, uPVC double glazed door onto the rear garden, laminate effect tiled floors, spotlights to the ceiling and heated panel radiator. The entertaining area is light and airy which is uPVC double glazed and has three radiators, two skylights and uPVC french doors leading onto the patio area.

Office/Bedroom No. 5

12'5" x 9'9"

With uPVC double glazed windows to the front and side of the property and central heating radiator

First Floor

Stairs and Landing

17'7" x 8'5"

Galleried landing with doors to the bedrooms and cupboard housing the hot water tank. A uPVC double glazed window overlooking the beautiful fields and central heating radiator.

Bedroom No. 1

18'10" maximum x 14'4"

A fabulous master suite fitted with a range of wardrobes and drawers giving optimum storage, uPVC double glazed window overlooking the rear garden and central heating radiator.

En Suite Shower Room

8'1" x 7'9"

Fabulously decorated and renovated with his and hers sinks, low flush w.c., double shower cubicle, stylish partially tiled walls and floor, uPVC double glazed window to the side, spotlights to the ceiling and central heating radiator.

Bedroom No. 2

14'11" x 8'8"

A fabulous double bedroom that has a dual aspect overlooking fields to the front elevation, uPVC window to the side and central heating radiator.

Bedroom No. 3

14'6" x 8'6"

With a uPVC window to the front again with stunning views over fields and central heating radiator.

Bedroom No. 4

12'5" x 9'9"

A fourth double bedroom having uPVC windows to the rear of the property overlooking the garden and central heating radiator.

Family Bathroom

9'10" maximum x 8'7"

With a four piece suite comprising of low flush w.c., corner bath and shower cubicle, wash hand basin in a vanity unit with optimum storage. Complimentary fully tiled walls and floor, spot lights to the ceiling, uPVC double glazed window to the rear and vertical heated towel rail.

Outside

To the front there is a block paved drive providing off street parking for several vehicles and leads to the double garage, there is a lawned garden, flower borders and side gate to the rear garden.

The rear garden is landscaped, two tiered, laid to lawn also with a block paved patio area, outside lights and outside taps. There is gated access to the front garden.

Double Garage

With an electric door, side entrance pedestrian door leading to the rear garden, window to the rear elevation, lighting and electricity.

Additional Information

The property has been renovated and extended by the current vendors.

The boiler is approximately six months old.

Freehold

Council tax band E

Standard construction.

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

Planning Permission

Planning permission is in place for a further three years approximately to develop the house further by adding a double extension on the right hand side to create a single garage, study, gym and utility to the ground floor. The first floor in addition would have a new extensive master bedroom with a walk in wardrobe, juliet balcony overlooking the fields at the front and en suite bathroom. Permission is also in place for a loft conversion, rendering and to convert the current en suite into a jack and jill bathroom. Further details can be provided upon request.

