



Guide Price £450,000

NEWBOUNDMILL LANE | PLEASLEY | MANSFIELD | NG19 7PL

**BuckleyBrown**  
ESTATE AGENTS



\*\*\*GUIDE PRICE £450,000-£460,000\*\*\*

CHARMING, CHARACTERFUL AND NO CHAIN! We proudly welcome you to this picturesque, detached cottage-style residence in the heart of Pleasley which is packed with character, handy amenities such as pubs, coffee shops and schools, transport links and close access to stunning countryside walks and national trust parks. If this is your scene then you really do need to come and take a closer look at this beauty!...

Internally, you will first of all be greeted by an inviting reception room that has a gorgeous brick feature fireplace. Just imagine relaxing here with the wood burning stove burning brightly on those cold winter evenings! You'll also find a cozy second reception room to the left side of the house with a feature open fireplace. The beamed ceiling gives the dining room a traditional feel, a theme that runs throughout the house. Moving through, you will find a kitchen which hosts a wonderful range of cabinetry and units, with integrated dishwasher and complimentary work surfaces above. The wooden doors and feature stone wall complete this room adding a touch of character. Finishing the first floor, you'll find a very spacious utility room, an adjacent office/store-room and a downstairs WC.

Moving on to the first floor, there are three well-proportioned bedrooms with high ceilings and a fourth smaller bedroom. The large family bathroom is nicely appointed and is presented with a four-piece suite including a claw foot tub and a superb walk-in shower.

Heading to the outside of the property you will find stacks of space all around the house. There is a spacious driveway – room for several cars, a large garage and a well-maintained allotment style rear garden. If this property is for you, call today to arrange a viewing!







#### Porch

Entrance to the;

#### Hall

Light and airy hallway leading into downstairs rooms.

#### Living Room 13'6" x 14'3"

Tiled flooring, high ceilings with a traditional wooden beam running along, central heating radiator and a window to the front elevation.

#### Cloakroom

ample storage space.

#### Second Living Room 13'6" x 15'1"

High ceilings, carpeted living room with central heating radiator, a wooden beam along the ceiling, a feature fireplace and a window to the front elevation.

#### Dining Room 9'1" x 13'8"

Carpeted dining room with ample room for your desired dining furniture, a brick feature fireplace, central heating radiator and a window to the front elevation.

#### Kitchen 9'5" x 16'9"

Matching cabinet's with wooden worktops over, integrated appliance's, a Belfast sink, feature stone wall and a window to the back elevation. this room also has space for a dining table.

#### Utility 3'8" x 8'0"

Work top space and cabinetry with an inset sink and stacks of room for appliances.

#### Office

Perfect home office space.

#### Utility

Additional storage/appliance space.



#### WC

Downstairs low flush WC.

#### Landing

Long corridor landing leading into all upstairs rooms.

#### Bedroom One 13'8" x 14'0"

Large carpeted bedroom with built in wardrobe's, central heating radiator and a window to the front elevation.

#### Bedroom Two 10'6" x 15'3"

Carpeted bedroom with ample space, central heating radiator and a window to the front elevation.

#### Bedroom Three 9'1" x 13'9"

Carpeted bedroom with built in wardrobe's, central heating radiator and a window to the front elevation.

#### Bedroom Four

Small fourth bedroom with central heating radiator.

#### Bathroom 9'6" x 13'9"

Four piece bathroom with free standing claw foot bath, built in shower, a low flush WC and hand wash basin.

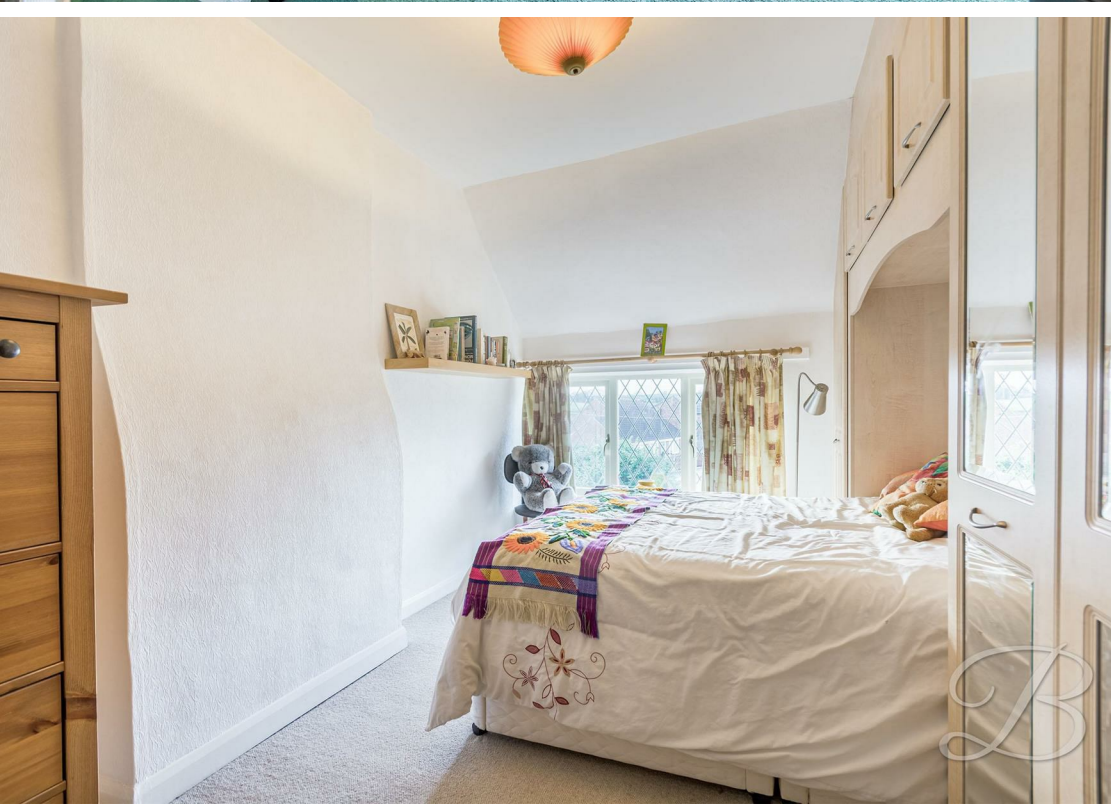
#### Garage

Ample storage and car space.

#### Outside

Well maintained lawn area with a patio to the rear elevation of the property. To the front you'll find a spacious driveway with a private brick walled frontal garden.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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