



# RE/MAX

## PROPERTY HUB



### Raintree New Mill Lane, Mansfield, NG19 0HH

### Offers in excess of £500,000

**\*\*\*EXTENDED DETACHED HOUSE WITH HUGE POTENTIAL & PLANNING PERMISSION\*\*\* \*\*\*FABULOUS VIEWS OVER OPEN FIELDS TO THE FRONT\*\*\***  
This **OUTSTANDING** property is set in a superb location for access to Mansfield, excellent Schools and with local amenities including Asda close by.

The location couldn't be better, with superb far reaching views over fields to the front. The current owners have undertaken a scheme of refurbishment, replacing all the windows and doors, the boiler and hot water tank, renewing all of the flooring and redecorating from top to bottom.

Approximately half of the radiators have been replaced too. The property has been extended at the rear to create a fabulous **OPEN PLAN** living space which opens out onto the **SOUTH FACING** rear garden! There is a block paved **DRIVEWAY** providing off road parking which leads to the **DOUBLE GARAGE**. There are **four/five DOUBLE BEDROOMS**, an en-suite shower room to the master bedroom, a family bathroom with four piece suite. Planning permission is in place for a two storey extension and loft conversion! This house must be viewed to appreciate the accommodation on offer, the location and the potential! Contact RE/MAX to arrange a viewing, by appointment only.

EPC Rating - C, Council Tax Band - E

## Ground Floor

Comprising of:

### Entrance Porch

The entrance porch was built in 2023 by the current owners. There is a composite front entrance door, with two complementary floor to ceiling windows to either side and a triangular window above. Laminate effect tiled flooring.

### Entrance Hall

This lovely entrance hall welcomes you into the property, creating a feeling of warmth and spaciousness. There are stairs leading to the first floor, tiled laminate effect flooring, a Hive central heating system control panel and a radiator.

### Downstairs WC

Refurbished in 2023, this gorgeous downstairs cloakroom is well fitted with a modern white two piece suite comprising of a low level flush wc and a wash hand basin in a vanity unit. Complementary partially tiled walls, spotlights, tiled laminate effect flooring and a window to the side elevation.

### Lounge

A fabulous sized reception room, the lounge has a bay window to the front elevation, laminate effect tiled flooring and two radiators.

### Open Plan Living Area/Kitchen

The property has been thoughtfully extended by the current owners, creating a fabulous, expansive open plan family living space to relax and unwind in, that would also be ideal for entertaining!

The kitchen is well fitted with a range of units comprising of matching wall and base storage cupboards with complementary work surfaces above incorporating a sink with single drainer, and stainless steel mixer tap. Complementary tiled splash backs, integrated Bosch appliances which include an electric double oven, four ring gas hob, cooker hood and a washing machine. Space for a dishwasher and an American style fridge/freezer, cupboard housing the central heating boiler and a side entrance door. Laminate effect tiled flooring, spotlights, window to the rear elevation and a modern vertical heated panel radiator.

The dining area has laminate effect tiled flooring, spotlights and a radiator.

The lounge area has Patio doors to the side elevation opening out into the rear garden making this a versatile entertaining space in the summer months. There are three windows and two Velux windows to the rear elevation, spotlights and two radiators.

### Bedroom Five/Office

This good sized room could be utilised for a variety

of purposes to suit the occupants, currently a fifth double bedroom, it could be a brilliant games room or office. Having windows to the front and side elevations allowing for ample natural light this is a warm and inspiring space. Radiator.

## First Floor

Comprising of:

### Landing

A lovely landing which continues the feeling of grandeur with space and openness. Having a cupboard housing the hot water tank, a window to the front elevation with excellent, far reaching views of open fields and a radiator.

### Bedroom One

This majestic master suite is well fitted with a range of wardrobes and drawers ideal for storage. Window to the rear elevation overlooking the garden, and a radiator.

### En-Suite Shower Room

Fit for a King and Queen! Tastefully renovated, a striking wooden counter top houses 'his and hers' sinks. There is a low level flush wc and spacious double shower cubicle. Complementary partially tiled walls and floor, window to the side elevation, spotlights and a radiator.

### Bedroom Two

This great double bedroom has a dual aspect, overlooking fields at the front! Windows to the front and side elevations and a radiator.

### Bedroom Three

Having a window to the front elevation with stunning views, and a radiator.

### Bedroom Four

A fourth double bedroom with great dimensions, having a window to the rear elevation overlooking the garden and a radiator.

### Family Bathroom

The family bathroom hasn't been replaced by the current owners, as it's in good condition, being well fitted with a modern white four piece suite comprising of a low level flush wc and wash hand basin set in a vanity unit, a corner bath, and shower cubicle. Complementary fully tiled walls and floor, spotlights, a window to the rear elevation and a vertical heated towel rail.

### Front Garden

A block paved driveway provides off road parking for 3-4 cars and leads to the double garage. There is an open plan lawned garden with mature trees and flower borders. A side gate gives access to the rear garden.

### Rear Garden

The south facing rear garden is landscaped making

it a fantastic family garden, with established trees and shrubs. It's fully enclosed with a block paved patio and sizeable lawn. There is lighting, an outside tap and double power socket. There is access to the garage through a side door.

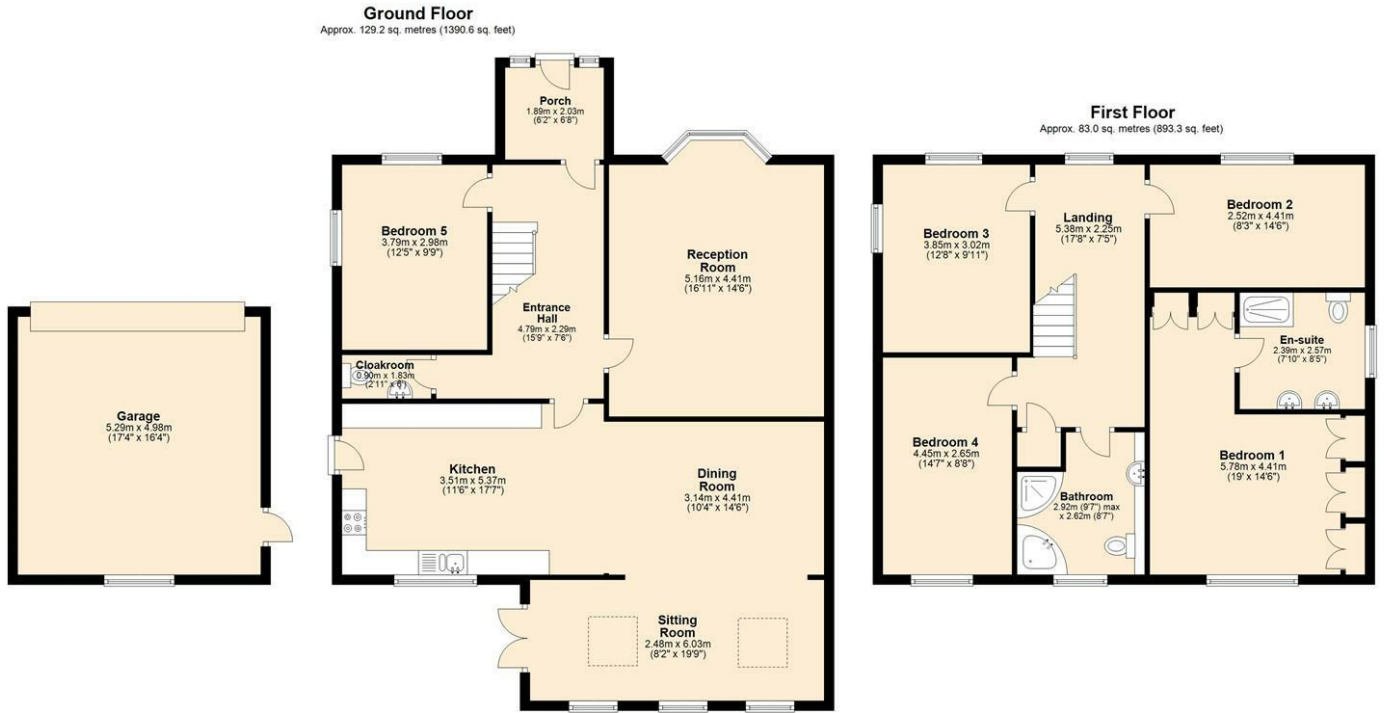
### Double Garage

Having an electric up and over door, a side entrance door leading to the rear garden, window to the rear elevation, light and power.

### Planning Permission

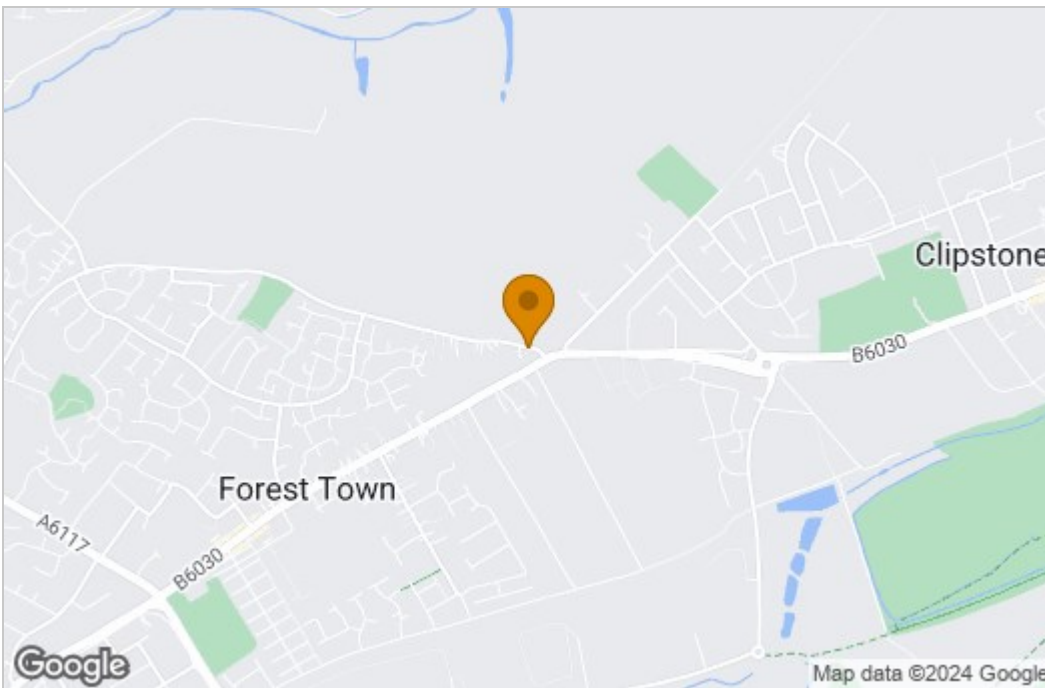
Planning permission is in place for a further three years approximately, to develop the house further by adding a double extension on the right hand side to create a single garage, study/gym and utility on the ground floor. The first floor would have a new extensive master bedroom with a walk in wardrobe, Juliette balcony overlooking the fields at the front, and an en-suite. 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.

# Floor Plan

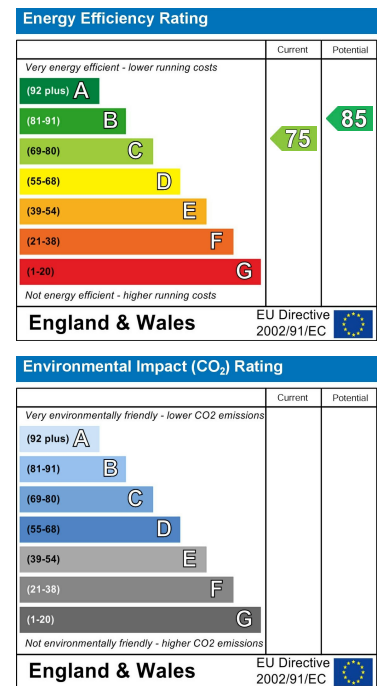


Total area: approx. 212.2 sq. metres (2283.9 sq. feet)

# Area Map



# Energy Efficiency Graph



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