



**6 Skegby Hall Gardens  
Skegby, Nottinghamshire NG17 3FX  
Offers Over £625,000**

- AN OUTSTANDING FAMILY RESIDENCE, OFFERING FOUR DOUBLE BEDROOMED ACCOMMODATION
- GAS HEATING VIA A COMBINATION BOILER AND REPLACEMENT UPVC DOUBLE GLAZING THROUGHOUT
- LIVING ROOM WITH LIMESTONE FIREPLACE AND SEPARATE DINING ROOM TO THE FRONT ASPECT
- SUPERB ORANGERY, HAVING UNDER FLOOR HEATING, LOG BURNER AND BIFOLDS FROM THE LIVING ROOM
- THREE FURTHER DOUBLE BEDROOMS AND FAMILY BATHROOM WITH FOUR-PIECE SUITE, INCLUDING SHOWER
- EXTENSIVELY UPGRADED OVER RECENT YEARS, WITH VIEWING BEING HIGHLY RECOMMENDED
- ENTRANCE HALL WITH OAK FLOORING AND FULLY TILED CLOAKROOM WITH WC AND WASH HAND BASIN
- FULLY RE-FITTED BREAKFAST KITCHEN, INCLUDING ISLAND UNIT, SEPARATE UTILITY ROOM AND STUDY
- FITTED MAIN BEDROOM, DRESSING ROOM AND FULLY TILED, ENSUITE SHOWER ROOM
- GATED COMMUNITY, DOUBLE GARAGE AND BEAUTIFUL, LANDSCAPED REAR GARDEN WITH NATURAL STREAM

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, head onto Sutton Road and at the junction with Kings Mill Hospital, turn right onto Kings Mill Road East. At the next traffic lights, turn left onto Mansfield Road, which leads to Skegby. The entrance to Skegby Hall Gardens is on the left-hand side.

## ACCOMMODATION COMPRISSES

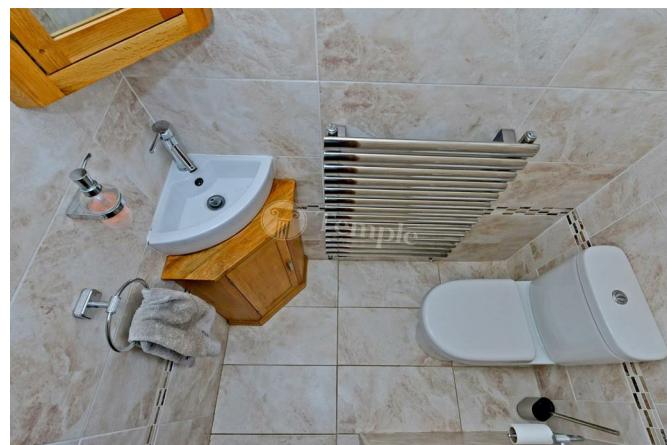
### ENTRANCE HALL

Composite front door, Oak flooring, and spindle stairs rising to the first floor. Chrome radiator, UPVC aspect and built in cloaks.



### CLOAKROOM

Including WC and corner wash basin. Full tiling to the walls, tiled flooring, radiator and UPVC obscure glaze.



### DINING ROOM

#### 14'6 into bay x 11'7 (4.42m into bay x 3.53m)

UPVC double glazed square bay to the front. Oak flooring, chrome radiator, decorative coving to the

ceiling and glazed double doors providing access to the living room.



### LIVING ROOM

#### 18'9 x 16'8 (5.72m x 5.08m)

The focal point being the living flame gas fire, set within a Limestone fireplace and brushed steel surround. Radiator and ornate coving to the ceiling. Bifold doors giving access to the orangery.

### ORANGERY

#### 19'6 x 15'10 (5.94m x 4.83m)

A quite outstanding addition to the property, with an imposing, glass vaulted ceiling. Including under floor heating and log burner set to the corner of the room. Access to the rear garden.





## STUDY

**9'6 x 8'7 (2.90m x 2.62m)**

Oak flooring, chrome radiator and ceiling cornice.



## BREAKFAST KITCHEN

**24'2" x 13'5", increasing to 16'2" (7.37m x 4.11m, increasing to 4.93m)**

An extensive range of bespoke base and eye level fitments, tall larder cupboards, granite work tops and one and a half bowl sink unit. Rangemaster cooker with 5 ring gas hob and hot plate and extractor above. Space for an American style fridge/freezer. Integrated dishwasher. Tiled flooring, chrome radiator, UPVC double glazed rear window and UPVC French doors leading to the garden. Three double glazed skylights, to compliment the downlighters to the ceiling.



## UTILITY ROOM

**8'3 x 8'1 (2.51m x 2.46m)**

Stainless steel sink unit and single drainer and double base unit beneath. Inner door to the garage. Wall mounted combination boiler. UPVC door and window. Radiator.



## FIRST FLOOR

### LANDING

Chrome radiator.

### BEDROOM ONE

**15'4 x 13'2 (4.67m x 4.01m)**

UPVC double glazed front elevation. Two sets of fitted double wardrobes. Radiator. Walk-in dressing room.



### EN SUITE

Comprising tiled shower cubicle, counter-top basin over vanity unit and WC. Full tiling to the walls, tiled flooring, upright radiator and UPVC obscure glaze.



## BEDROOM TWO

**15'4 x 13't to wardrobes (4.67m x 3.96mt to wardrobes)**

Two sets of built in double wardrobes. UPVC rear elevation, overlooking the outstanding gardens. Radiator.



## BEDROOM THREE

**15'4 x 8'8 (4.67m x 2.64m)**

UPVC double glazed front elevation. Radiator. Access to the insulated loft space, via loft ladder, where there is also light and power.



## BEDROOM FOUR

**13'5 x 8'3 (4.09m x 2.51m)**

Radiator. UPVC double glazed rear elevation.

## BATHROOM

Luxury bathroom having panelled bath with side taps, large walk-in shower with drying area, wash hand basin and WC. Full tiling to the walls, tiled flooring, UPVC obscure glaze and spinnaker radiator. Built in cupboard.



## OUTSIDE

Skegby Hall Gardens is a private, gated community. To the front of the property there is an open plan garden and driveway providing access to the double garage (17'6 x 17'6). With twin, up and over, electric doors, light, power and fitted kitchen units.

The rear garden is one of the outstanding features of this property, with a natural stream running through. There is a large patio, lawned areas, and a plethora of shrubs and trees. To the far end, a winding path, with railway sleepers creates a 'secret garden' feel and here can be found a secluded seating area, with outside lighting.





test the appliances before entering into any commitment. MA5798/12.6.25

## DRONE IMAGES



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The property is in council tax band F (Ashfield District Council).

## MONEY LAUNDERING

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

## FINANCIAL ADVICE

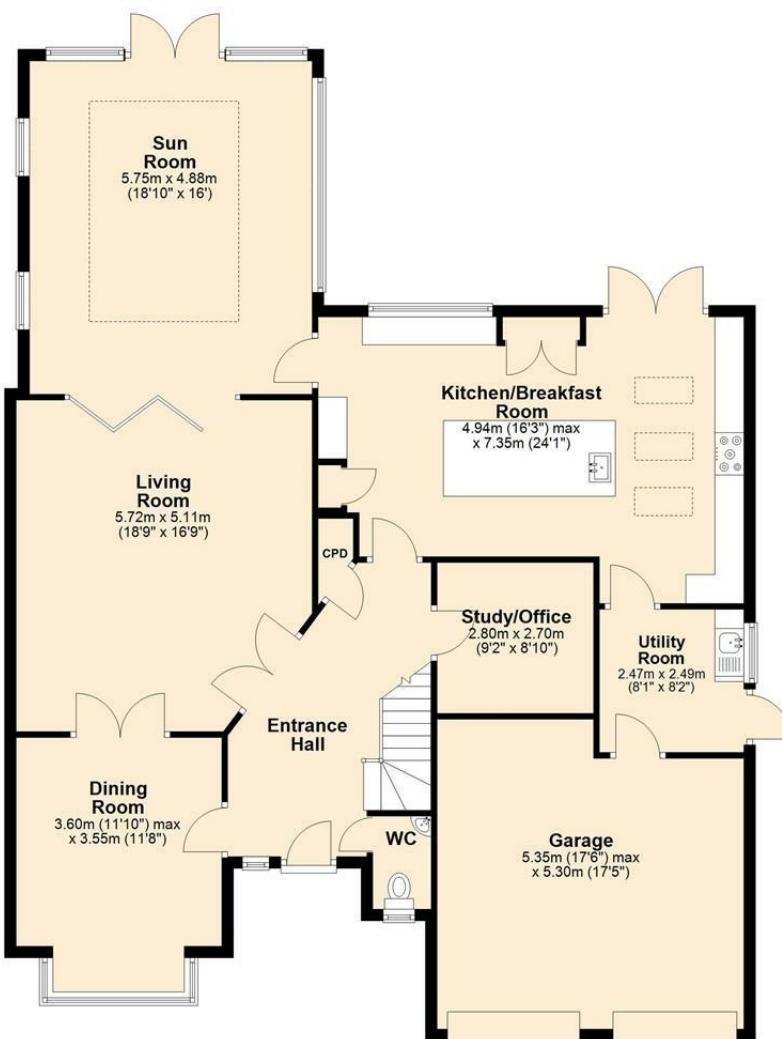
We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## AS WITH ALL OUR PROPERTIES

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to

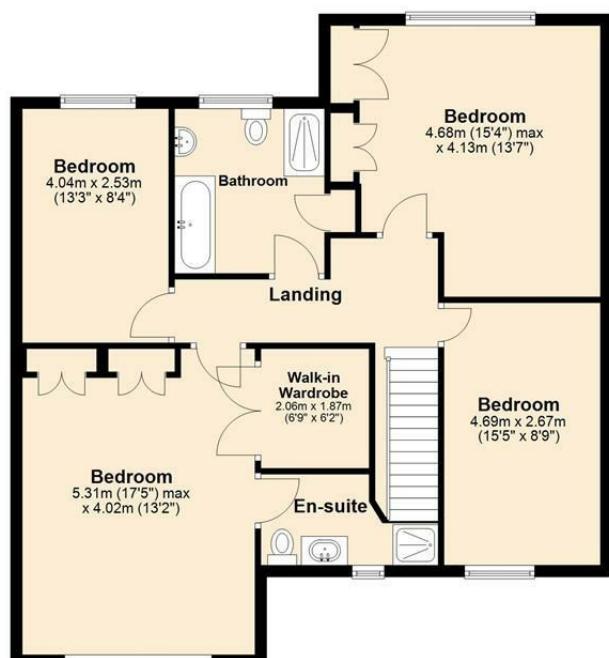
### Ground Floor

Approx. 161.8 sq. metres (1741.7 sq. feet)



### First Floor

Approx. 92.0 sq. metres (990.1 sq. feet)



Total area: approx. 253.8 sq. metres (2731.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	76	80

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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