



61 Newboundmill Lane, Pleasley NG19 7PT

£295,000

A superb family home in an enviable position taking advantage of lovely rural views.

- Open plan living
- Quality Kitchen
- Three Double bedrooms
- Two Shower rooms

DESCRIPTION AND SITUATION

This individual, detached property provides particularly bright and pleasant living accommodation with a contemporary open plan layout complemented by three double bedrooms and two shower rooms.

The property enjoys an enviable position in a non-estate setting taking excellent advantage of delightful rural views across the river and valley at the rear.

The property stands on a larger than average, attractively landscaped plot which is perfect for those with keen gardening interests. The rear gardens adjoin farmland, enjoy a good degree of natural privacy and are ideal for summer entertaining.

The property gains good vehicular access into Mansfield with all of its facilities and is also extremely well placed for fast access to J29 of the M1 motorway.

An internal inspection is absolutely imperative to fully appreciate the appeal of both the accommodation and setting.

ACCOMADATION

The accommodation with approximate room sizes may be more fully described as follows;

LEFT HAND ENTRANCE VESTIBULE

With personal door giving access to the garage

DINING KITCHEN 9'10" x 18'3" (3.0 x 5.58)

Beautifully refurbished with quality fittings creating a smart and stylish working environment. Single drainer sink unit, four ring electric hob, split level oven and microwave, ceramic floor tiling. Two double glazed windows plus double glazed french door at the rear taking advantage of the lovely views.



LOUNGE 14'11" x 11'10" (4.56 x 3.63)

A bright and pleasant living room with deep double glazed bay window taking excellent advantage of the views down the garden and beyond. Living flame gas fire set within a decorative surround.

**INNER HALLWAY 14'11" x 5'11" (4.55 x 1.82)**

With staircase leading to the first floor accommodation

FRONT PORCH

With fitted storage cupboards and central heating radiator

CLOAK ROOM/WC

Equipped with wash hand basin, WC and central heating radiator

**FIRST FLOOR;****LANDING****BEDROOM 11'10" x 11'7" (3.61 x 3.54)**

With two fitted wardrobes, central heating radiator, double glazed window taking advantage of the stunning views. Gas boiler (installed December 2019)

**BEDROOM 11'1" x 10'3" (3.38 x 3.14)**

With a range of fitted wardrobes, double glazed window and central heating radiator



INNER HALLWAY

BEDROOM 11'3" x 15'8" (3.45 x 4.8)

With double glazed patio door giving access to a balcony overlooking the rear gardens. Central heating radiator.



SHOWER ROOM/WC 9'8" x 4'3" (2.96 x 1.3)

Equipped with a modern suite comprising a shower cubicle with electric shower, wash hand basin, WC, central heating radiator and double glazed window



WET ROOM/WC 6'9" x 5'8" (2.07 x 1.74)

Equipped with a plumbed in shower with sealed floor, wash hand basin, WC. Chrome radiator and double glazed window



OUTSIDE

To the front of the property there is a concrete forecourt providing off street parking. There is an integral garage (3.41 x 6.46) with electrically operated roller door. The garage includes a stainless steel single drainer sink unit plus plumbing for washer. The rear gardens are beautifully landscaped and comprise various terraces and patios, lawn, water feature. There is a summer house plus greenhouse.

**AGENTS NOTE**

Solar panels have been fitted to the property and these generate an income for the home owner.

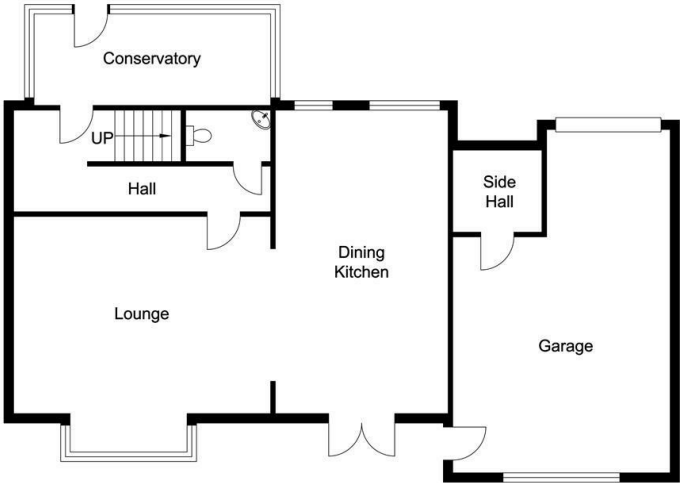
TENURE

Freehold with Vacant Possession on completion

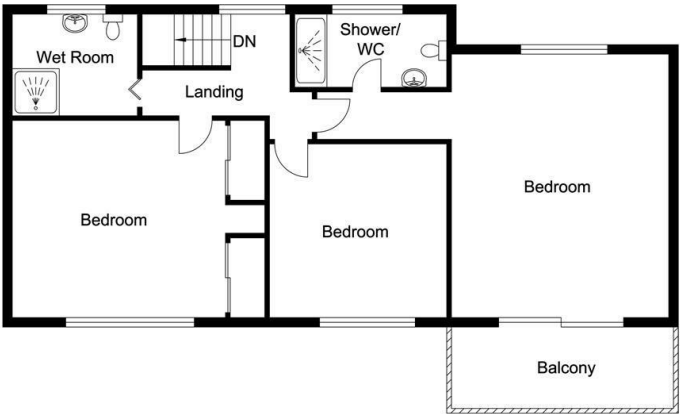
VIEWING

Arranged with pleasure by the Sole Selling Agents

Newboundhill, Lane Pleasley



Ground Floor



First Floor

DISCLAIMER

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