



285 Main Road, Ravenshead, NG15 9GS

Price Guide £500,000





# 285 Main Road Ravenshead, NG15 9GS

- Semi detached house + land
- Bathroom & downstairs shower room
- Ample parking and twin garages
- Three/four bedrooms
- Two/three receptions + break/kitchen
- Countryside location

**HOUSE & LAND FOR SALE!!** Welcome to this extended semi-detached 3/4 bedroom house on the edge of the village with impressive countryside views, extensive gardens, twin garages and an additional adjoining parcel of land in the region of 0.9 acres!



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### Location

Ravenshead lies approximately four miles from Mansfield and around ten miles from Nottingham city centre, with a regular bus service running along the A60 Mansfield Road. The village is also home to the historic Newstead Abbey and has a good range of amenities, including reputable primary schools, pub restaurants, doctor's surgery, library and Post Office which form part of the village centre shopping precinct. Also, the village hall hosts a regular variety of events and entertainment.

### Overview

The property itself has been in the same family since it was built, so offers a rare opportunity to buy a substantial extended countryside semi-detached house with almost an acre of land on the edge of the village. About a mile in the other direction is Blidworth which offers further amenities and shopping facilities. The accommodation consists of a front entrance porch and hallway, with secondary front door leading out to a large walled patio, spacious living room with brick open fire, separate dining room, wet room, refurbished breakfast kitchen with range cooker and adjoining utility area and rear entrance porch. The extension also provides a large additional reception previously used as a bedroom, with adjoining door to the wet room. Upstairs there are three bedrooms and a bathroom.

Outside, the property has substantial gardens to three sides, with rear attached outbuildings with a toilet and also housing the recently installed Baxi combination boiler, and ample parking for several vehicles as well as twin concrete sectional garages. To the right/east of the property is the adjoining land separated by a fence and in the region of 0.9 acres, which can be used for a multitude of purposes and potential future opportunities. The land is currently in 'green belt'.

### Entrance Porch

With composite front entrance door, tiled floor and glazed panelled secondary door into the hallway.

### Entrance Hall

With radiator, stairs to the first-floor landing, LED downlighting, UPVC double-glazed window and additional front door leading out to the patio and doors to both reception rooms, wet room and breakfast kitchen.

### Lounge

Feature brick fireplace with raised hearth, side plinths and open grate fire. Radiator and double-glazed windows to the front, side and rear.

### Dining Room

With front window and radiator.

### Breakfast Kitchen

A range of units with soft closed doors and drawers, granite effect worktops and inset one and a half bowl stainless steel sink unit and drainer. Freestanding Belling seven-ring range cooker with brushed steel extractor canopy, ample power points, plumbing for washing machine/dishwasher, LED downlights, vertical anthracite radiator and understair cupboard which houses the RCD board installed in 2020. Access then leads to a rear entrance lobby, utility area and additional reception/bedroom.

### Reception/Bedroom 4

Fitted six-door wardrobe, separate built-in double wardrobe and drawers with a corner dressing table. Several wall light points, radiator and double-glazed side and rear windows.

### Wet Room

With shower boarded walls and non slip flooring, the shower area has a floor drain and chrome fixed head rain shower with a second hand-held mixer and folding shower seat. Dual flush toilet, pedestal washbasin, chrome ladder towel rail, LED downlights and door leading to bedroom 4/third reception.

### First Floor Landing

With loft access and additional eaves storage.

### Bedroom 1

Two fitted double wardrobes with a centre dressing table, double glazed front window and radiator.

### Bedroom 2

Double glazed rear window and radiator.

### Bedroom 3

Laminate flooring, double glazed front window and radiator.

### Bathroom

Bath with fully tiled walls and electric shower, washbasin with vanity surround and cupboards and toilet. Airing/linen cupboard, chrome ladder towel rail and double glazed rear window.

### Outside

The driveway leads onto an extensive front garden with a lawned area on either side and twin concrete sectional garages in front of you. Directly in front of the property is a large paved patio with a brick wall enclosure accessed from the front hallway. To the rear of the property is a patio with brick outbuildings including a toilet with an outside tap and a separate outbuilding which houses the Baxi combination gas boiler installed in December 2021. Rear-gated access then leads into a private lane servicing adjoining properties and surrounding fields. To the right of the property, the land leading up to the corner of Fairview is also included within the sale at approximately 0.88 acres.

### Material Information

TENURE: Freehold

COUNCIL TAX: Gedling Borough Council - Band D



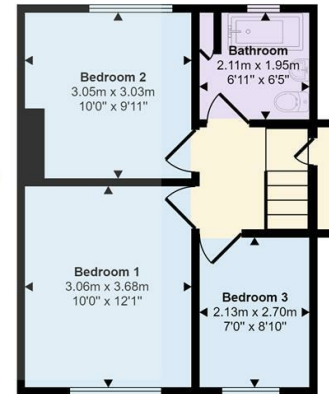
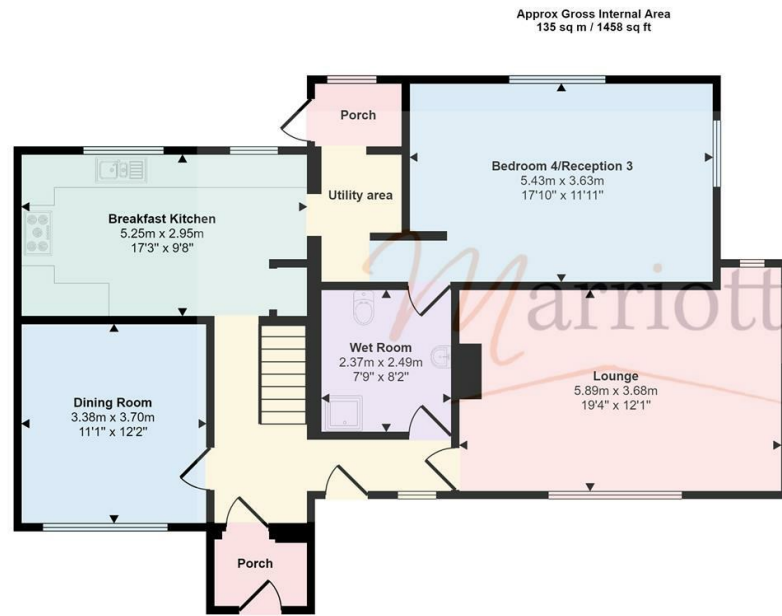




PROPERTY CONSTRUCTION: Solid brick  
ANY RIGHTS OF WAY AFFECTING PROPERTY: Access to rear private driveway  
CURRENT PLANNING PERMISSIONS/DEVELOPMENT PROPOSALS: None  
FLOOD RISK: Low  
ASBESTOS PRESENT: N/K  
ANY KNOWN EXTERNAL FACTORS: N/K  
LOCATION OF BOILER: Outbuilding  
UTILITIES - mains gas, electric, water and sewerage.  
MAINS GAS PROVIDER:  
MAINS ELECTRICITY PROVIDER:  
MAINS WATER PROVIDER: Severn Trent  
MAINS SEWERAGE PROVIDER: Severn Trent  
WATER METER: TBC  
BROADBAND AVAILABILITY: Please visit Ofcom - Broadband and Mobile coverage checker.  
MOBILE SIGNAL/COVERAGE: Please visit Ofcom - Broadband and Mobile coverage checker.  
ELECTRIC CAR CHARGING POINT: not available.  
ACCESS AND SAFETY INFORMATION: Level access to both front and rear







This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

### Energy Efficiency Rating

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



Please contact us on **0115 953 6644** should you wish to arrange to view this property or if you require any further information.

1. We believe these particulars, including the text, photographs and floorplans to be accurate. They are for general guidance only and do not constitute any part of an offer or contract. Measurements are approximate. The property's services, appliances, heating installations, plumbing and electrical systems have not been tested and intending purchasers are advised to make their own independent enquiries and inspections.
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