



Southwell Road East  
Rainworth Mansfield

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## Property Description

'The Old Pumping Station'

Burchell Edwards are proud to present this gorgeous piece of history, a large detached three bedroom house located on Southwell Road East in Rainworth, Mansfield.

Upon meeting this stunning property you are met with a locked gate that opens to the driveway which can support parking for at least 5 vehicles and wraps to the side and rear elevations of the property. The current owner used to park a caravan to the rear and multiple cars to the front so there is ample space. It has brick wall boundaries to the front and mature shrubs and trees.

Then once entering through you are met with very traditional but updated aspects that show its history. You have a large lounge with an original fireplace, a very large dining room with another large fireplace and a bay window to the side, a kitchen diner, utility, downstairs toilet and multiple sections for storage such as the pantry and meat store. There is also internal access to the garage.

To the first floor you then have two large bedrooms and a generous single, with some of the bedrooms benefiting from fitted and integral storage and a five piece family bathroom that's another large space.

The rear elevation is made up of multiple sections - please see room details. But in short you have a courtyard, old pumping station with two workshops internal, matured garden with electrics for a hot tub.

Please call the team on 01623 627727 to discuss further!

## Front Elevation

Set back from the road with a private drive that's accessed through a locked gate and opens to a large block paved driveway that wraps to the side and rear of the property. The boundaries are enclosed with a brick wall for both security and privacy and there are mature shrubs and trees that add to the ambiance.

## Entrance Hallway

The front door is original and is a secure wooden fit door that opens to an entrance hallway with high ceilings and a large space that separates the living spaces through. The flooring is carpeted to finish and there is a wall mounted radiator to complete.

## Lounge

13' 1" Max x 12' 1" Max & into chimney breast ( 3.99m Max x 3.68m Max & into chimney breast )  
The lounge is one of few reception rooms here in Southwell Road East and is a generous space. Having carpeted flooring fit, a SG window to the front elevation and one to the side elevation then an original fully operational fireplace.

## Dining Room

17' 1" Max & into bay window x 12' 11" Into recess ( 5.21m Max & into bay window x 3.94m Into recess )  
The dining room is another exceptional space, being large enough for a full size dining table with chairs and benefiting from a large bay window to the side letting lots of natural light through. Its finished with carpeted flooring, two wall mounted radiators and a gorgeous fireplace.

## Conservatory / Sun Room

9' 11" x 9' 11" ( 3.02m x 3.02m )  
The conservatory / sun room is an extension which benefits the property and what it has to offer and is finished with oak laminate flooring, a DG UPVC window to the side elevation and has exposed brick walls within. You can access the rear courtyard and garden from here via a locked side UPVC door.

## Kitchen / Diner

.17' 1" Max x 9' 1" Max & Into recess ( 5.21m Max x 2.77m Max & Into recess )  
This large kitchen space does have an area to the left which could be utilised as a dining

space or could benefit from further storage space being installed. However, the kitchen does have matching wall and base units for storage, which incorporate a stainless steel sink and drainer within the worktops. The flooring is a mix of both carpeting and vinyl flooring and there are two further spaces for storage, one being a pantry and the other an old fashioned meat store. To complete the kitchen is a wooden door to the rear and a set of SG windows.

### Utility

10' 1" Max x 5' 1" ( 3.07m Max x 1.55m )  
The utility is just from the kitchen and benefits from vinyl flooring, matching wall and base units for further storage, a stainless steel sink and drainer and plumbing for any appliances. To the rear is a SG window.

### Wc

This downstairs toilet is accessed between the kitchen and the garage and has a ceramic toilet and ceramic sink basin, tiled walls and vinyl flooring then to the side a DG Opaque window.

### Bedroom One

12' 1" Max & into chimney breast x 13' 1" Max ( 3.68m Max & into chimney breast x 3.99m Max )  
Bedroom one is a generous double, having carpeted flooring and a DG bay window to the front elevation and benefits from an integral wardrobe space.

### Bedroom Two

12' 11" Into recess x 8' 1" Max & Into recess ( 3.94m Into recess x 2.46m Max & Into recess )  
Bedroom two is another generously sized double, having carpeted flooring, a SG window to both the front and side elevations and is finished with a wall mounted radiator.

### Bedroom Three

10' 1" Max & into recess x 8' 1" Max & into recess ( 3.07m Max & into recess x 2.46m Max & into recess )  
Bedroom Three is a good sized single, with carpeted flooring, a wall mounted radiator, a SG window to the side elevation and is finished with fitted cabinets for storage.

### Family Bathroom

This large family bathroom holds a five piece suite that includes a Jacuzzi bath, a corner walk in shower, a ceramic toilet and ceramic sink both set within a vanity unit with further storage and then to complete, a bidet. The flooring is finished with vinyl and to the side elevation there are 2 SG opaque windows. Completing the bathroom are spotlights and tiled walls to splashback.

### Rear Elevation

The rear elevation has multiple aspects and has some great history to it. Coming straight out from either the kitchen or conservatory / sun room you are met with a hardened blue brick courtyard that has walled boundaries and drainage, with an outside socket and being a sun trap. This courtyard space would benefit as a patio area. Then following you have two brick built sheds that are being used as workshops and were previously the Old Pumping Station here in Rainworth. Fitted with power and being dry with no defects, as far as we are concerned. To the rear of the courtyard and the sheds you have access to the driveway, which wraps from front to rear with additional space at the rear for more parking and there is also an outside hot tub point. To complete the outside space is a gorgeous mature garden, laid to lawn with trees and shrubs all set within a fenced boundary,

### Double Garage

With inspection pit, electrics, lighting and storage cupboards.

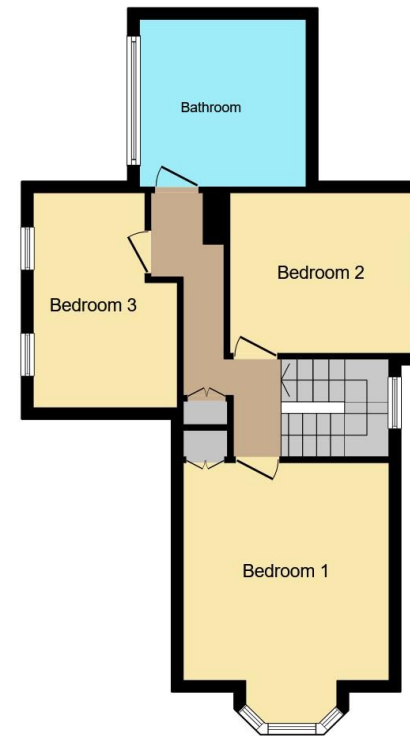








**Ground Floor**



**First Floor**

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To view this property please contact Burchell Edwards on

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EPC Rating: E

Tenure: Freehold

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