





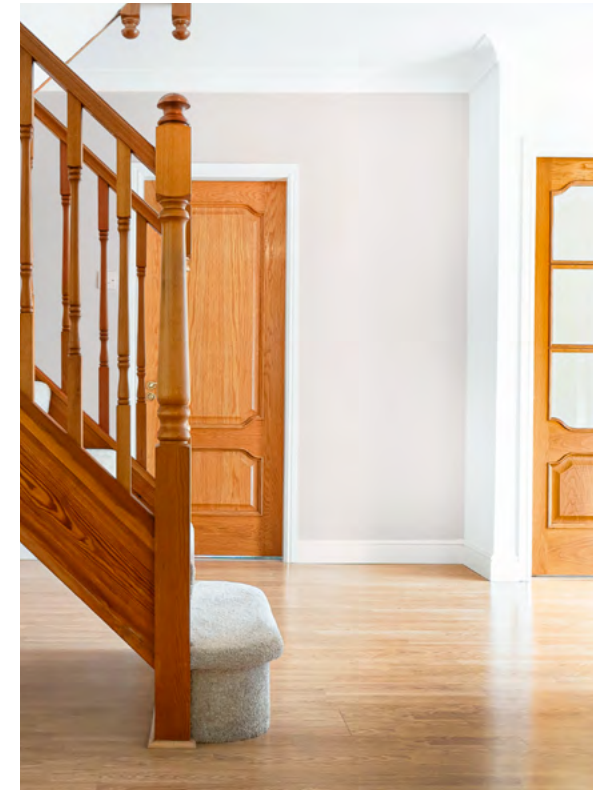
No. 1 Lime Grove

On the fringe of Mansfield, in the former mining village of Forest Town, discover a home with spacious rooms, secret gardens and so much potential.

Pulling off Clipstone Road West, take the tarmacked, private lane along before arriving at No. 1, Lime Grove, the first house on the left.

Built in the early 2000s, No. 1, Lime Grove is preceded by a large, intricately designed block paved driveway where plenty of parking is available alongside a large double garage with electric roller door.





A Warm & Bright Welcome

Make your way in through the front door, whose large, glazed panels invite an abundance of light through into the airy, spacious entrance hall, where a central staircase lends pleasing symmetry.

Freshen up in the cloakroom to the left; there is also an alcove beneath the staircase which could be ideal for storage.



Lush Views & Relaxation

Welcome to the downstairs bedroom; a peaceful sanctuary bathed in soothing latte shades; its prime location, just a stone's throw away from the bathroom, adds to its convenience.

As you settle in, let your gaze drift towards the window, where you'll be greeted by the enchanting sights of the lush rear garden. Teeming with vibrant greenery, it serves as a delightful backdrop, further enhancing the room's calming ambience.

Versatile Spaces

Through the door to the right is a versatile room that overlooks the front garden. Carpeted underfoot and dressed in neutral tones, with an electric wall-mounted fire, it could easily serve as an office, snug or accessible ground floor bedroom.

Next door on the right, a good-size bathroom offers refreshment, part-tiled to the walls and furnished with centrally filling bath, wash basin and WC alongside a separate shower cubicle.





A Room With A View

Returning to the laminate lined entrance hall, note the solid wood doors throughout the home, as the hallway opens up to the formal dining room to the rear.

An ideal room for get togethers or Sunday dinner, patio doors open to provide instant access to the large and leafy garden beyond. Another versatile room, consider its potential as a reading room or gym.



Light Filled Living

Directly connected to the dining room, you'll find the living room, a generously sized space that's bathed in natural light. Its expansive window not only allows sunlight to flood in but also offers delightful views of the garden, making it a perfect spot to enjoy the outdoors from the comfort of indoors.

The room's centrepiece, a coal effect gas fire, is beautifully framed by the classic dentilled and embellished Adam surround, adding a touch of timeless elegance.

This living room promises a cosy atmosphere, making it an ideal place to kick back, relax, and feel at home, no matter the time of year





Culinary Adventures

Experience the warmth and charm of the traditional, real oak dining kitchen, a space that beckons for family gatherings and memorable meals. The room boasts a feature chair rail and smooth coving, adding subtle elegance to both the walls and ceiling. Laminate flooring underfoot distinguishes the dining area from the kitchen beyond, where cream tiles extend.



Tradition Meets Comfort

Fully integrated appliances include a gas hob, oven and dishwasher, whilst there is plumbing for a washer and dryer in the utility room beyond.

Traditional splashback tiling is in pristine condition, alongside the oak cabinetry, which could also be hand painted to a colour of your preference. Above the utility room, loft space offers some useful storage.



Venture Upstairs

As you retrace your steps to the entrance hall, you're drawn to the central staircase, which gracefully ascends to a spacious and luminous landing. This area is not just a mere passageway; it's a destination in its own right.



Bathed in natural light, it boasts generous dimensions that offer versatility in its use. Whether you're an avid reader looking for a quiet nook or a professional seeking a dedicated workspace, there's ample room to accommodate a desk.

It's an ideal spot to set up a home office or a dedicated homework zone, catering to the needs of those who have embraced the work-from-home lifestyle.



Refresh & Revive

As you venture to the left, you'll be welcomed into bedroom two, a delightful sanctuary that exudes a sense of calm and serenity. This room is bathed in natural light, accentuated by its high, sloping ceiling which adds a touch of architectural charm.

From here, one can admire the distant views of the borrowed forest landscape, a picturesque sight that promises to start your day on a refreshing note. The room comfortably accommodates a double bed, ensuring restful nights. Thoughtfully designed, the built-in storage tucked away in the eaves provides both hanging space and shelving, ensuring all your essentials are within arm's reach.

Sweet Slumber

Continuing your journey along the landing, the main bedroom awaits. This room is a testament to spacious living, where every detail has been considered for your comfort. With its high ceiling, the room feels airy and expansive, and the abundance of light that pours in creates a bright and uplifting atmosphere.

It's a space that beckons relaxation, with more than enough room to fit a king-size bed and wardrobes, making it the perfect retreat after a long day. Serving both bedrooms upstairs is a neat shower room, with large Velux window, traditional wash basin, WC and corner shower.





Well Established Gardens

To the front, a neat lawn, elegantly edged, is planted with a number of mature shrubs, providing a buffer of green between No. 1, Lime Grove and the lane to the front. To the side, high hedging lines the boundary for added privacy.

At the rear, a patio terrace leads to a large expanse of lawn, bordered by tall, mature hedging for a secluded feel. Spacious and serene, the playful splash of a water feature adds a melodious touch, with well-established borders brimming with variegated colour throughout the seasons.

Watch the birds from the large summer house on raised decking to one corner, with a potting shed to the side. Make your way through a hidden arched door in the hedging to discover a secret garden, previously used as an allotment area for planting and also home to a greenhouse.

Fully enclosed and secure, these gardens are safe for children, and perfect for pets too.



On Your Doorstep

Forest Town, once a mining village, has a rich history linked to the Mansfield Colliery. Today, it boasts convenient amenities like shops, a Co-op in Forest town, and a Post Office on Clipstone Road West. Nearby Mansfield offers the Four Seasons Shopping Centre and supermarkets like Tesco, Asda, and Morrisons.

For entertainment, Mansfield's Palace Theatre, Mansfield Superbowl, and Water Meadows Leisure Complex are popular choices.



Walk to Sherwood Pines from the bottom of the lane, or head to Vicar Water Country Park. Sherwood Forest Golf Club is easy to reach and Clumber Park and Spa Ponds nature Reserve only a short distance away.

Educational options are abundant with schools like The Garibaldi Secondary, The Samworth Church Academy, Holly Primary, and Heatherley Primary. Wellow House School and Worksop College offer independent schooling.

No. 1, Lime Grove provides a versatile, family-friendly living space with mature gardens, ready to be tailored to your needs.



Presented By

Smith & Co.

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To view No. 1 Lime Grove, call our team on 01623 392352 or email info@smithandcoestates.co.uk



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