



118a SKEGBY LANE



YOUR NEW HOME

Within a peaceful and sought-after pocket of Mansfield, discover refined modern living at 118a Skegby Lane, a beautifully finished five-bedroom family home, completed in 2022 and positioned behind secure electric gates on a generous plot with landscaped gardens and a detached double garage.

DEFINED BY DESIGN

Set back beyond the gated entrance, the driveway sweeps up to a handsome contemporary home, thoughtfully designed and built to an exceptional standard.

The façade combines timeless brickwork with statement glazing, complemented by anthracite grey windows, still under their 10-year guarantee, a subtle detail that reflects the quality and care invested throughout.

There is ample parking to the front, along with a detached double garage, and gated pathways at both sides of the house leading to a fully enclosed rear garden, creating complete privacy and security for family living.



A WARM WELCOME

Step inside the light-filled hallway, where soft neutral tones, high ceilings and immaculate finishes set the tone for the home ahead. Camaro LVT flooring flows seamlessly throughout the ground floor, with underfloor heating adding a sense of understated comfort to every step.



DISTINCTIVE BY DEFINITION

A stylish WC pairs function with finish, featuring a floating vanity, inset basin and heated LED mirror. Adjacent, the plant room stores the hot water tank and household essentials, while the underfloor heating manifold is tucked discreetly beneath the stairs.

To the left of the hallway, step into the snug — a beautifully inviting space designed for calm and connection. This peaceful, intimate room is ideal for relaxed evenings, whether spent catching up with family or enjoying a quiet moment alone.





RELAXED, REFINED LIVING

Floor-to-ceiling windows frame views of the front garden and draw in soft, natural light throughout the day, creating an uplifting atmosphere. Every detail has been considered for modern living, from the muted palette to the flowing layout that makes the space feel both open and cosy.

As night falls, a recently installed media wall with integrated lighting transforms the mood, bringing a sense of warmth and focus. Whether it's movie nights with family or reading by lamplight, this is a space made for comfort; a contemporary retreat at the heart of the home.





WITHOUT BOUNDARIES

To the right of the hallway lies the open-plan kitchen, dining and family space — the true heart of the home, where clean-lined design meets everyday function. Soft matte grey cabinetry and Quartz worktops create a sleek contemporary feel, enhanced by under-cabinet and plinth lighting.

A marble-tiled splashback adds texture behind the sink, complemented by a brushed brass Quooker tap that brings instant boiling and filtered water with a touch of luxury. At the centre, the island forms a social hub, with breakfast bar seating for four and a streamlined induction hob with integrated downdraught extractor. Above, a statement pendant light adds balance and visual interest.

The separate utility room continues the design narrative with matching cabinetry and worktops, housing a washing machine, dryer and stainless steel sink. With direct garden access, it's a stylish, practical addition for busy family living.





THE HEART OF THE HOME

Premium integrated appliances include a full-height fridge and freezer, two Bosch ovens, a Kenwood dishwasher, and the Quooker tap, ensuring the kitchen not only looks beautiful but performs flawlessly. Bi-fold doors open directly from the kitchen end onto the garden terrace, creating a seamless indoor-outdoor flow for entertaining or relaxed summer dining.

SOFT LIGHT SHARED MOMENTS

Flowing seamlessly from the kitchen, the dining area sits with quiet confidence at the heart of the open-plan design; a space where architecture and atmosphere align. Framed by clean lines and softened by natural light that pours in through the expansive windows, this is a room that feels effortlessly balanced, open yet defined.





INNOVATIVE INSPIRING VISION

Positioned to bring people together, it is equally suited to intimate dinners or spirited family gatherings. At its centre, a striking walnut media wall anchors the space, its integrated feature lighting adding texture, depth and a refined layer of warmth.

Whether entertaining guests or enjoying everyday family life, this light-filled setting captures the essence of modern living; where style and ease co-exist beautifully.





GROUND FLOOR SUITE

Currently used as a calming salon space, this versatile room offers endless potential, whether as a professional treatment area, peaceful home office, guest suite, or independent bedroom with its own private en-suite shower room.

Bathed in soft light and finished to the same high standard as the rest of the home, it is a beautifully flexible space designed to evolve with changing needs.



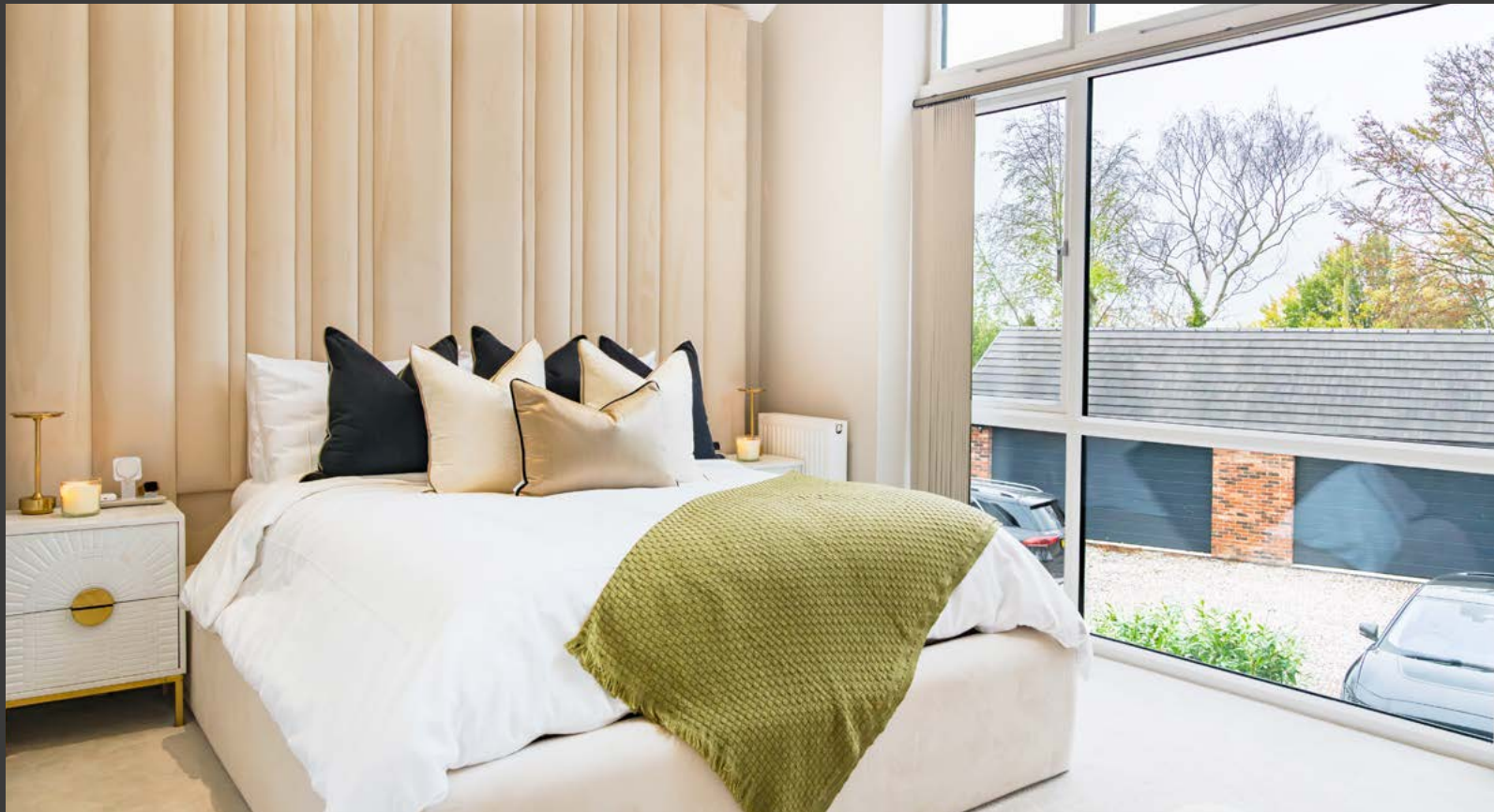


SLEEP & SANCTUARY

Ascend the softly carpeted staircase to the first-floor landing, where natural light streams down from a Velux window above, creating an airy sense of space as you move through the upper floor.

To one side, the principal bedroom suite forms a luxurious retreat, a space designed for rest, indulgence and privacy. Vaulted ceilings enhance the impressive sense of light and scale, while floor-to-ceiling windows on the front elevation draw in the morning sun and frame views of the landscaped approach.





THE MASTER SUITE

Bespoke electric blinds offer both convenience and elegance, adding a refined finish to the contemporary design. A fully fitted dressing area provides generous storage and flow into a sleek, spa-inspired en-suite, complete with a walk-in rainfall shower, wall-hung vanity unit and designer fixtures. The principal suite feels calm, elevated and beautifully balanced, a private haven where everyday life melts away.





BRIGHT INTERIORS ENDLESS OPTIONS

Bedroom Two, also on the front elevation, features floor-to-ceiling windows that flood the room with natural light.

Currently used as a home gym, it is finished with the same Camaro LVT flooring found downstairs, complemented by a wall of mirrors that enhances the light and sense of space, an ideal multi-purpose room that could just as easily serve as a guest suite or stylish home office.

Bedroom Three is currently utilised as a charming nursery, dressed in soft pink tones with elegant wall panelling and a dormer window adding a gentle sense of light and character.

Thoughtfully designed, it is a restful, nurturing space perfect for a young child.



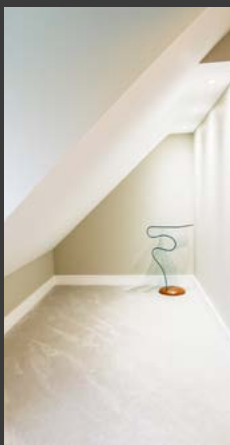
CHARACTER & FLEXIBILITY

Bedroom Four is a generous double room offering peace, privacy and flexibility. Large windows frame relaxing views over the rear garden and beyond, filling the space with soft, natural light throughout the day.



ROOM TO EVOLVE

With ample space to incorporate a fitted dressing area if desired, this bedroom has the potential for smart, tailored storage that makes full use of the room without compromising its flexibility.





REFRESH & REVIVE

Centrally positioned on the landing, the family bathroom is well appointed, combining everyday functionality with a calm, contemporary aesthetic. A dormer window brings in soft natural light, brightening the space and complementing the neutral palette. A large end-filling bath invites evening soaks, while a separate walk-in shower adds practical ease. Contemporary tiling runs throughout, tying the scheme together with understated elegance.





OUTDOOR LIVING

Step outside to a garden designed for relaxation and easy maintenance. The artificial lawn creates an immaculate year-round finish, bordered by smart fencing with integrated lighting that softly illuminates the boundary by night. Subtle patio edge lighting enhances the ambience for evening entertaining, while outdoor plug sockets add practicality for seasonal décor or outdoor cooking.

A wide paved terrace spans the rear of the home, offering the perfect spot for dining and lounging, framed by well-kept planting and secure gated access on both sides. The detached double garage sits conveniently nearby, providing secure parking and additional storage.



PERFECTLY PLACED

Situated on Skegby Lane, 118a is ideally positioned for both tranquillity and convenience. Mansfield town centre is just minutes away, offering a wealth of independent shops, cafés and restaurants, while Berry Hill Park is within easy walking distance, the perfect green escape for weekend strolls and family adventures.

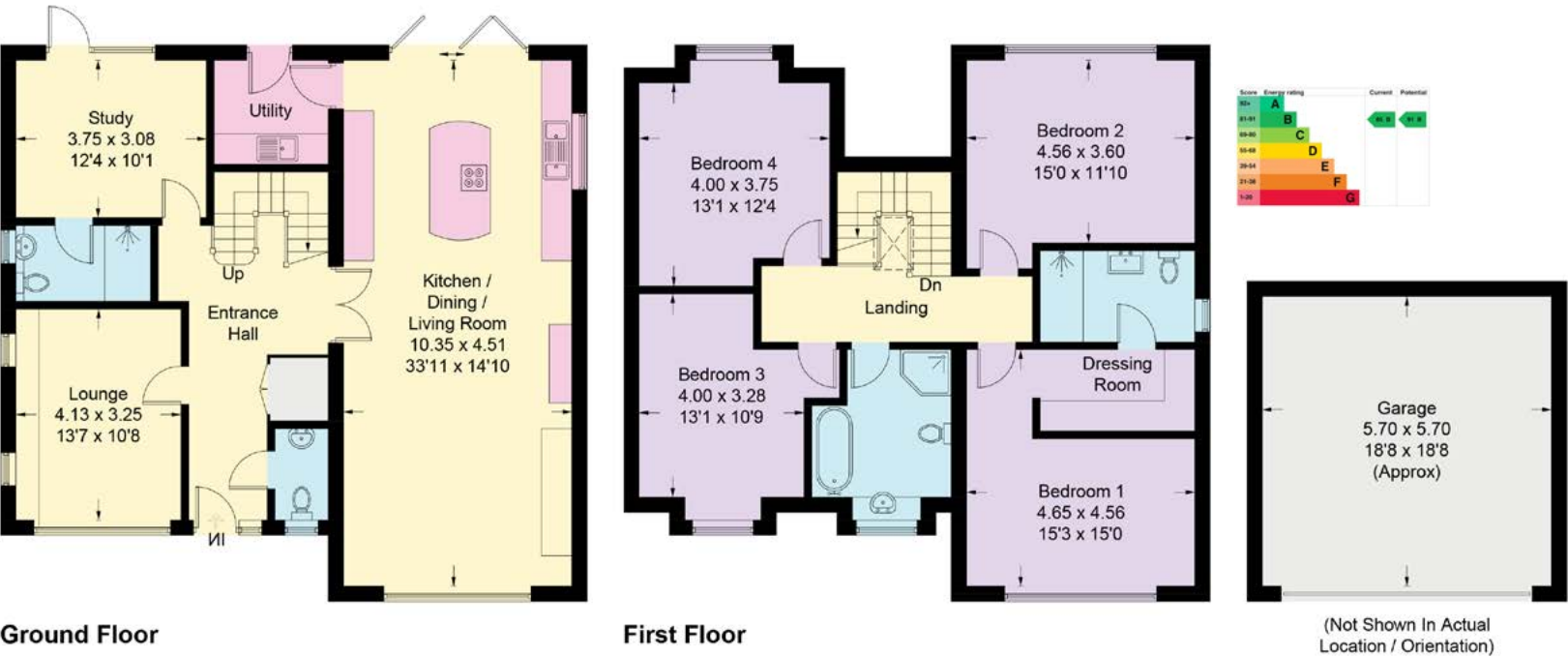
Commuters benefit from excellent road links via the A60, A38, M1 and A1, along with direct rail access to Nottingham from Mansfield Station. Families are well served by highly regarded local schools, including Berry Hill Primary and High Oakham Primary, both rated ‘Good’ by Ofsted, as well as respected independents such as Saville House School.

118a Skegby Lane is a home that perfectly captures the balance of luxury and comfort, where high-specification design meets family-friendly practicality, and every detail has been considered for modern living.



FLOOR PLAN

Approximate Gross Internal Area = 204.2 sq m / 2198 sq ft.
Garage = 32.5 sq m / 50 sq ft. Total = 236.7 sq m / 2548 sq ft.
Illustration for identification purposes only.
Measurements are approximate.
Not to scale.



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Presented By

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