



**The Lime Tree, 60a Alexandra Avenue,  
Mansfield, Nottinghamshire, NG18 5AB**

**Guide Price £775,000**

**Tel: 01623 626990**

 **RICHARD  
WATKINSON  
PARTNERS**

Surveyors, Estate Agents, Valuers, Auctioneers



- Substantial, Modern Detached House
- 3 Storey Living Accommodation: 3265 Sq Ft
- 2 En Suites & Family Bathroom
- Open Plan Living/Dining Kitchen & Utility
- Walled Frontage & Secure Gated Entrance
- Individually Designed & Completed in 2008
- 5 Spacious Double Bedrooms
- 3 Reception Rooms
- Self Contained WFH Salon with WC
- Highly Regarded Suburban Location

A substantial, modern, five bedroom detached family home of high calibre providing versatile living accommodation extending to circa 3265 sq ft over three floors with a garage conversion to a self contained WFH salon with WC, an open plan living/dining kitchen extension, three reception rooms, magnificent galleried landing and five spacious double bedrooms, including a large master suite occupying the entire top floor.

The Lime Tree was individually designed and built in 2008 from red brick elevations with stone lintels and sills and occupies a landscaped plot set back from Alexandra Avenue behind a walled frontage and cantilever remote controlled gated entrance. In addition to the garage conversion, the property has been extended to the rear creating a new utility and an open plan living/dining kitchen with contemporary kitchen, a large island and high quality aluminium sliding patio door leading out on to the rear garden.

The property is presented in excellent condition throughout and the hall and landing have been redecorated in April 2024. There is gas central heating with underfloor heating to the ground floor, UPVC double glazing, an alarm system and telephone intercom to all three floors.

The ground floor layout of accommodation comprises an entrance hall, cloakroom/WC, snug, office, lounge, open plan living/dining kitchen and a utility room. Upstairs, a large and feature first floor galleried landing leads to a modern house family bathroom with bath and separate shower, four spacious double bedrooms all with fitted wardrobes, with bedroom two having an en suite and walk-in wardrobe. The second floor leads to a master bedroom with en suite and a large dressing room.

## OUTSIDE

The property is situated in a desirable suburban location close to Nottingham Road on a tree lined road in the highly regarded High Oakham area of Mansfield within walking distance to High Oakham Primary School. The property has an enclosed and secure frontage with extensive wall and railings extending to each side and with a remote controlled cantilever gated entrance leading on to a block paved driveway and to a garage store with remote controlled electric up and over door. There are pathways to each side of the property leading to the rear garden and self contained salon. To the rear of the property there is an extensive block paved patio running the full width of the property, a low retaining walled boundary, external double power point, central lawn and shrubs. There is ample external lighting to the front and rear, power points and a water tap.

AN OPEN FRONTED STORM PORCH COVERING WITH INSET SPOTLIGHTS LEADS TO A COMPOSITE FRONT ENTRANCE DOOR PROVIDING ACCESS THROUGH TO THE:

### ENTRANCE HALL

18'5" x 6'8" (5.61m x 2.03m)

With underfloor heating, seven ceiling spotlights and stairs to the first floor landing.

### CLOAKROOM/WC

6'2" x 3'5" (1.88m x 1.04m)

Having a modern low flush WC. Wall hung vanity unit with inset wash hand basin with chrome mixer tap and storage drawer and shelf beneath. Part tiled walls, tiled floor, two ceiling spotlights and extractor fan.

### SNUG

12'11" x 11'9" (3.94m x 3.58m)

With underfloor heating and two double glazed windows to the front elevation.

### OFFICE

10'2" x 8'11" (3.10m x 2.72m)

With underfloor heating, six ceiling spotlights and double glazed window to the side elevation.

### LOUNGE

18'9" x 12'11" (5.72m x 3.94m)

Having a large media wall with six recessed display areas with inset spotlights. LVT herringbone floor, underfloor heating, ceiling lantern to rear portion of the room and contemporary aluminium double glazed sliding patio door leading out on to the rear garden.

### OPEN PLAN LIVING/DINING/KITCHEN

22'0" x 19'0" (6.71m x 5.79m)

A superbly appointed open plan family living/dining kitchen, having a range of contemporary handleless cabinets in contrasting colours comprising wall cupboards, base units and drawers complemented by Dekton work surfaces. Inset stainless steel sink with brushed stainless steel Quooker boiling tap. Integrated fridge and separate integrated freezer. Integrated two drawer Fisher Paykel dishwasher. Integrated twin single Neff ovens. There is a large island with ample drawers including pan drawers, further base units to the other side, matching Dekton work surfaces, an integrated induction hob with Bora downdraft extractor, three feature lights above and ample space for stools beneath. Floor-to-ceiling panelled wall feature, fitted cabinet with integrated wine cooler and work surfaces, LVT herringbone flooring, underfloor heating, ample ceiling spotlights, ceiling lantern to the rear portion of the room and large aluminium contemporary sliding door with remote controlled fitted blinds leading out on to the rear garden.

### UTILITY

9'0" x 5'11" (2.74m x 1.80m)

A continuation from the kitchen with contemporary cabinets comprising a large cupboard

with space for an eye level tumble dryer. Single wall cupboard, base units, quartz work surfaces and an inset stainless steel sink with brushed stainless steel mixer tap. Herringbone LVT floor, underfloor heating, additional contemporary wall heater, double glazed window to the rear elevation and UPVC double glazed side entrance door.

### FIRST FLOOR GALLERIED LANDING

21'4" x 9'8" (6.50m x 2.95m)

A impressive galleried landing with radiator, ten ceiling spotlights, two built-in storage cupboards with shelving and double glazed window to the front elevation.

### BEDROOM 2

14'3" x 12'3" (4.34m x 3.73m)

The first of four spacious double bedrooms on the first floor, with radiator and double glazed window to the rear elevation.

### EN SUITE

7'2" x 6'8" (2.18m x 2.03m)

Having a modern three piece white suite comprising a tiled shower cubicle. Pedestal wash hand basin with mixer tap. Low flush WC. Tiled floor, tiled walls, chrome heated towel rail, four ceiling spotlights and extractor fan.

### WALK-IN WARDROBE

7'2" x 5'11" (2.18m x 1.80m)

With radiator.

### BEDROOM 3

16'2" x 12'11" (4.93m x 3.94m)

Having double fitted wardrobes with double hanging rails. Radiator and double glazed window to the front elevation.

### BEDROOM 4

13'5" x 12'11" (4.09m x 3.94m)

Having double fitted wardrobes with hanging rails. Radiator and double glazed window to the rear elevation.

### BEDROOM 5

14'3" x 10'0" (4.34m x 3.05m)

With radiator and double glazed window to the front elevation.

### FAMILY BATHROOM

10'6" x 8'5" (3.20m x 2.57m)

Having a modern and contemporary four piece white suite with black matte fittings comprising a large bathtub with mixer tap. Separate walk-in tiled shower enclosure with wall mounted rainfall shower. Wall hung vanity unit with inset wash hand basin with mixer tap and two storage drawers beneath. Low flush WC. Heated towel rail, attractive marble style tiled walls throughout, six ceiling spotlights, extractor fan and obscure double glazed window to the rear elevation.

### SECOND FLOOR LANDING

With light point and connecting door to:

### MASTER BEDROOM 1

25'7" x 17'0" (7.80m x 5.18m)

A substantial master bedroom suite occupying the entire top floor. With radiator, eight ceiling spotlights, two double glazed windows to the front elevation with fitted window shutters and large velux roof window to the rear elevation.

### EN SUITE

Having a modern and contemporary three piece white suite with chrome fittings comprising a tiled shower enclosure with wall mounted rainfall shower. Oval shaped wash hand basin with wall mounted mixer tap and work surfaces to the side. Low flush WC. Tiled floor, extractor fan, four ceiling spotlights and obscure double glazed window to the side elevation.

### LARGE DRESSING ROOM

16'11" x 15'5" max (5.16m x 4.70m max)

Having extensive fitted furniture comprising open wardrobes with double hanging rails and ample shelving. Separate fitted cabinet with six drawers and shelving. Radiator and velux roof window to the rear elevation.

### OUTSIDE

The property is situated in a highly regarded and much sought after High Oakham area of Mansfield within walking distance to amenities and High Oakham Primary School. The property occupies a good sized landscaped plot with an enclosed frontage with extensive wall and railings extending to each side and with remote controlled sliding gated entrance on to a block paved driveway. There are pathways to each side of the property leading to the rear garden. To the rear of the property there is an extensive block paved patio running the full width of the property, a low retaining walled boundary, external double power point, central lawn and shrubs. There is ample external lighting, power points and a water tap.

### SELF CONTAINED ACCOMMODATION

A UPVC DOUBLE GLAZED SIDE ENTRANCE DOOR PROVIDES ACCESS THROUGH TO THE:

### SALON

17'5" x 8'1" (5.31m x 2.46m)

Equipped with power and light. Built-in cupboard housing the underfloor heating manifold and Baxi gas central heating boiler.

### LOBBY

5'8" x 4'0" (1.73m x 1.22m)

Built-in lower level storage cupboard with wood effect work surface above. Two ceiling spotlights and double glazed window to the side elevation. Doorway to:

## **WC**

6'11" x 5'9" (2.11m x 1.75m)

Having a large fitted storage cupboard with extensive shelving and a power point. Modern low flush WC and vanity unit with chrome mixer tap, tiled splashback and storage cupboard beneath. Four ceiling spotlights and double power point.

## **GARAGE STORE**

17'8" x 9'4" (5.38m x 2.84m)

Equipped with power and light. Remote controlled electric up and over door.

## **VIEWING DETAILS**

Strictly by appointment with the selling agents. For out of office hours please call Alistair Smith, Director at Richard Watkinson and Partners on zero seven eight one seven two eight three five two one.

## **TENURE DETAILS**

The property is freehold with vacant possession upon completion.

## **SERVICES DETAILS**

All mains services are connected.

## **MORTGAGE ADVICE**

Mortgage advice is available through our independent mortgage advisor. Please contact the selling agent for further information. Your home is at risk if you do not keep up with repayments on a mortgage or other loan secured on it.

## **FIXTURES & FITTINGS**

Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested and therefore cannot be guaranteed to be in good working order.













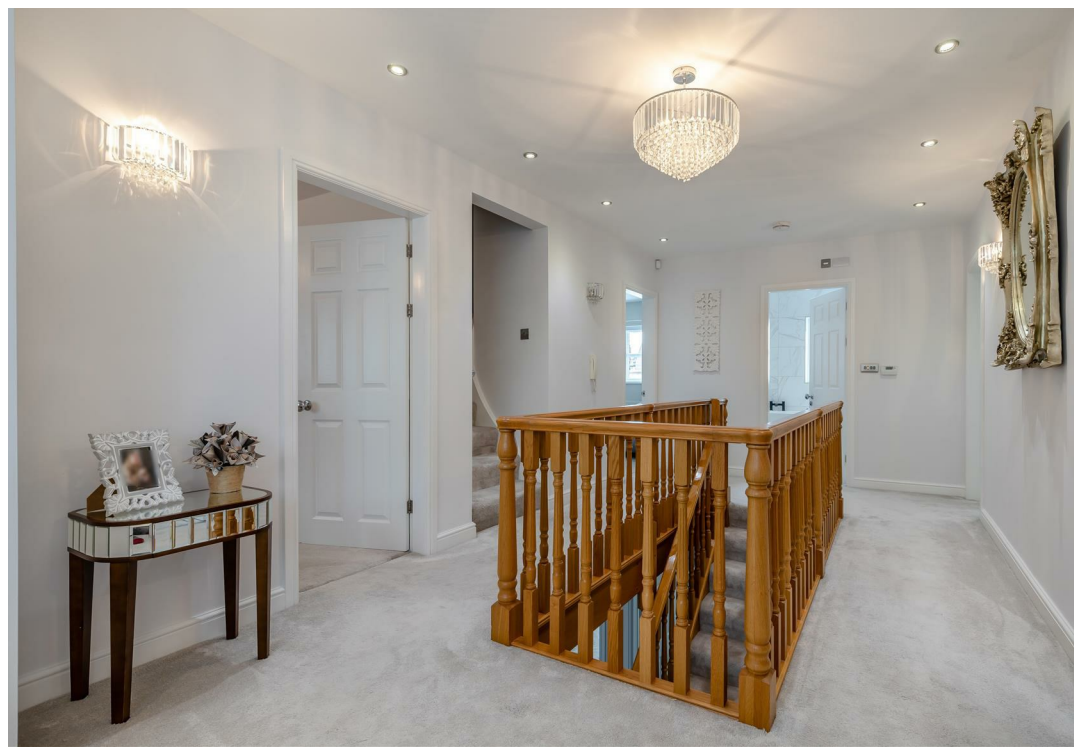






























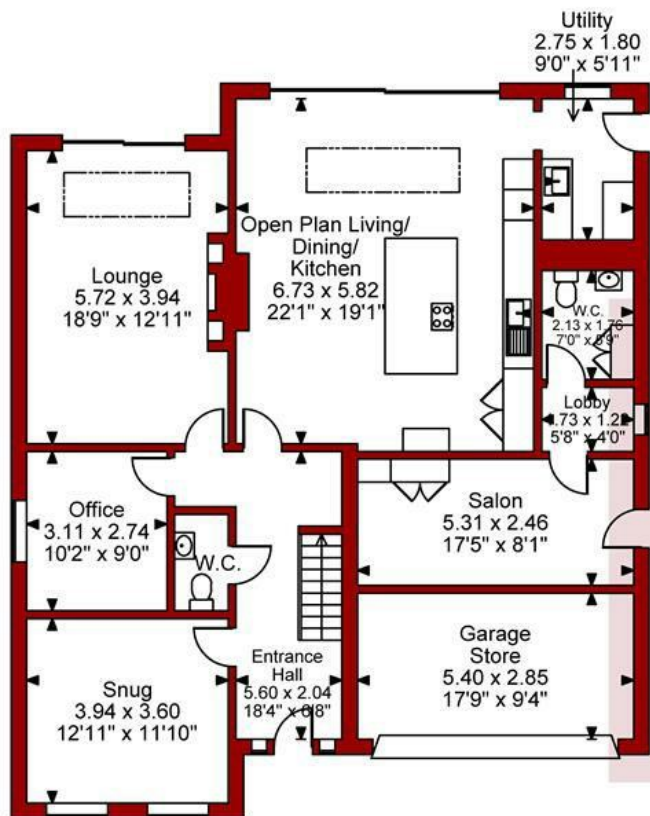




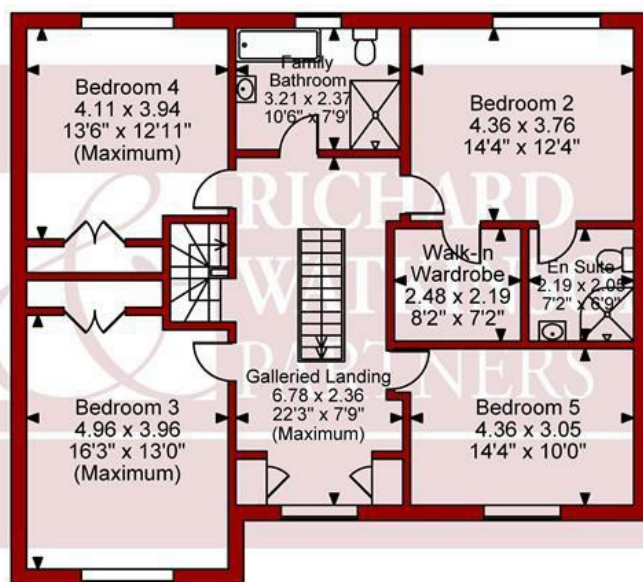




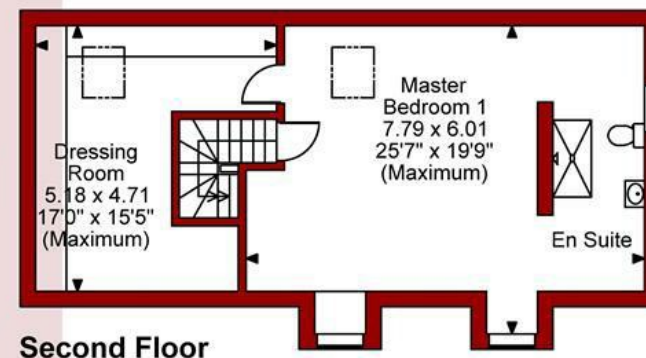
**Alexandra Avenue, Mansfield**  
**Approximate Gross Internal Area**  
**Main House = 283 SQ M/3051 SQ FT**  
**Salon = 20 SQ M/214 SQ FT**  
**Garage Store = 15 SQ M/166 SQ FT**  
**Total = 318 SQ M/3431 SQ FT**



**Ground Floor**



**First Floor**



**Second Floor**

**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	82
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



*These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.*

*As part of the service we offer we may recommend ancillary services to you such as mortgage advice, solicitors and surveyors which we believe will help with your property transaction. We wish to make you aware that should you decide to proceed we may receive a referral fee or equivalent. This could be a fee, commission, payment or other reward. We will not refer your details unless you have provided consent for us to do so. You are not under any obligation to provide us with your consent or to use any of these services. You are also free to choose an alternative provider.*

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