



Guide Price £475,000 Freehold

RAINTREE NEW MILL LANE | FOREST TOWN | MANSFIELD | NG19 0HH

**BuckleyBrown**  
ESTATE AGENTS

\*\*\* GUIDE PRICE £475,000 - £500,000 \*\*\*

Standing proud in the sought-after setting of Forest Town, this beautiful four-bedroom detached home offers a lifestyle as impressive as its countryside backdrop. From the moment you arrive, the sweeping front lawn, double garage, and neat brick surround set the tone for the space and quality that awaits inside. Let me show you...

Step through the front door and you're greeted by a home designed for both family life and entertaining. A cosy living room invites you to relax, while the open-plan kitchen, living, and dining area forms the true heart of the house — perfect for busy mornings or long, lazy dinners with friends. A versatile reception room adapts to your needs, whether that's a playroom, office, home gym or snug. Last but not least you will find a convenient downstairs WC adds to the home's practicality.

Upstairs, the master bedroom offers the luxury of its own en suite and built-in wardrobes, while three further bedrooms provide ample space for family or guests. The four-piece family bathroom, located off the landing, serves as a stylish four piece bathroom.

Outside, the charm continues. The rear garden is generous in size, mostly laid to lawn and bordered by fencing for privacy, with a patio seating area perfect for summer evenings. The front offers rolling countryside views that stretch out before you — a reminder that this is a home where nature is never far away. Whether you're watching the seasons change or enjoying the peace and quiet, this Forest Town property offers a rare blend of space, comfort, and rural beauty.

Not to mention this property benefits from granted planning permission, offering the opportunity to extend and enhance the living space.

Call now to arrange your viewing!





#### Porch

Windows to the front and access into the main hallway.

#### Hallway

Spacious entrance hall with stunning flooring and leading access into;

#### Living Room 14'5" x 16'10"

Vast reception room with central heating and a window to the front elevation.

#### Kitchen/Living/Dining Room 32'7" x 10'4"

This open plan layout provides a great entertaining space whilst also having a separate kitchen, living and dining area. The kitchen comes fully equipped with a range of matching wall and base cabinets, worktops over, inset sink with drainer,

centre island and integrated appliances.

The living area offers ample space for your desired furnishings. To the rear is the dining space with velux windows, several windows to the rear and patio doors opening to the side elevation.

#### Multi-Purpose Room 9'9" x 12'5"

Versatile reception room which could lend itself as a home office, gym, playroom and many more. Fitted with dual aspect windows to the front and side.

#### WC 6'0" x 2'11"

Fitted with a low flush WC, hand wash basin and a window to the side elevation.

#### Landing

Window to the front and further access into;



#### Bedroom One 12'6" x 10'9"

Carpeted flooring, central heating radiator, built in wardrobes, en suite and a window to the rear elevation.

#### En Suite 8'3" x 7'8"

Four piece suite comprising of a double hand wash basin, low flush WC and a shower cubicle. Window to the side.

#### Bedroom Two 14'6" x 8'7"

Carpeted flooring, central heating radiator and a window to the front.

#### Bedroom Three 9'10" x 11'8"

Carpeted flooring, central heating radiator and dual aspect windows to the front and side.

#### Bedroom Four 14'9" x 8'8"

Carpeted flooring, central heating radiator and a window to the rear.

#### Bathroom 8'6" x 9'6"

Four piece suite comprising of a hand wash basin, low flush wc, bath and a shower. Window to the rear.

#### Double Garage 15'11" x 17'5"

Large garage providing secure off road parking or additional storage space. Window to the rear and an external door to the side.

#### Outside

Expansive lawn and driveway to the front of the property along with a double garage and brick surround. To the rear you will find a generous sized garden which is mainly laid to lawn with a patio seating area and fence surround. This property also benefits from stunning countryside views to enjoy all year round.

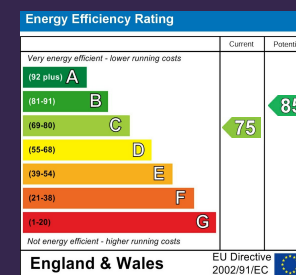




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.

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**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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