

The Cottage Main Road
Kings Clipstone MANSFIELD

burchell edwards

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Kings Clipstone MANSFIELD NG21 9BT

for sale offers over
£375,000







Property Description

Located within the scenic village of Kings Clipstone, this distinctive five-bedroom detached cottage offers an exceptional blend of character features and generous living space, set against a peaceful countryside backdrop.

Internally, the property showcases a wealth of traditional charm, including exposed timber beams and inviting living areas. The ground floor comprises a spacious lounge, a well-appointed country-style kitchen with modern fittings, a separate dining room ideal for entertaining, and the added benefit of an external boiler room.

To the first floor are three well-proportioned double bedrooms, served by a four-piece family bathroom. The second floor provides two further versatile rooms, well-suited for guest accommodation, home working or hobbies.

Externally, the property is accessed via private gates leading to a substantial paved driveway, alongside a double garage and carport, offering ample off-road parking. The landscaped gardens feature a maintained lawn, mature planting, and multiple seating areas, all enjoying open views across the surrounding countryside.

A standout addition is the detached summer house, finished with natural materials and large windows, complete with its own WC, creating an ideal space for relaxation or entertaining.

An excellent opportunity to acquire a unique home in a sought-after village location. Contact us to arrange your viewing.

Living Room
Fitted with carpeted flooring, a central heating radiator and a feature log burner. The room is enhanced by exposed ceiling beams, a useful storage cupboard and dual aspect windows to the front and side elevations.

Kitchen
A spacious fitted kitchen offering a range of matching wall and base units with an inset sink and drainer. Integrated appliances are included, with additional space and plumbing for a washing machine and tumble dryer. There is ample room for dining furniture, access to a pantry, windows and a rear external door. Character is added with exposed ceiling beams.

Dining Room
A versatile reception space featuring exposed beams and a window overlooking the front aspect.

Landing
Carpeted landing with dual aspect windows to the front and rear, providing access to the following rooms:

Bedroom Three
Double room with carpeted flooring, a central heating radiator and a window to the front elevation.

Bedroom Four
Well-proportioned bedroom offering carpeted flooring, a central heating radiator, built-in wardrobes and a front-facing window.

Bedroom Five
Carpeted bedroom with a radiator, fitted wardrobes and a window to the rear.

Bathroom
Comprising a four-piece suite including a wash hand basin, low-level WC, bath and separate shower, with a side-facing window.

Second Floor Landing
Giving access to:

Bedroom One
Carpeted room with a central heating radiator and a window to the side elevation.

Bedroom Two
Carpeted bedroom with a radiator and a window to the side.

Summer House
Light-filled additional reception space with windows to the front and side, along with patio doors opening onto the garden. Includes access to a WC.

Garage
Double garage with windows to the side and rear, plus a side-access door.

Outside
The property benefits from a private, gated frontage leading to a paved driveway, double garage and car port, providing ample off-road parking.

The rear garden offers a lawn with established shrubs, multiple seating areas suitable for outdoor dining, and attractive countryside views.

Agents Note
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







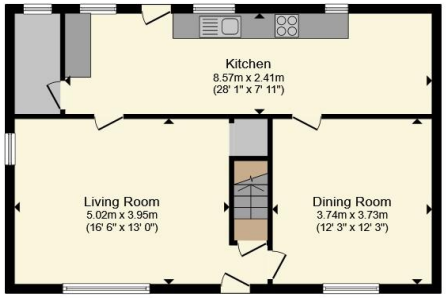




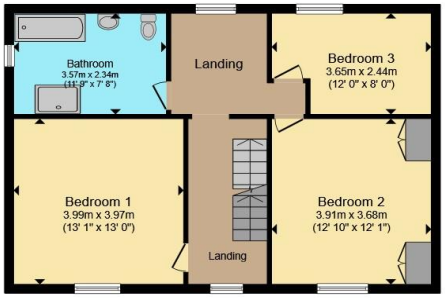




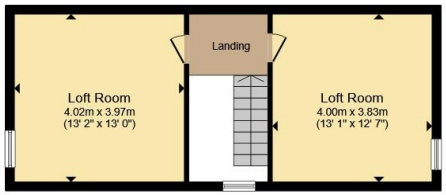




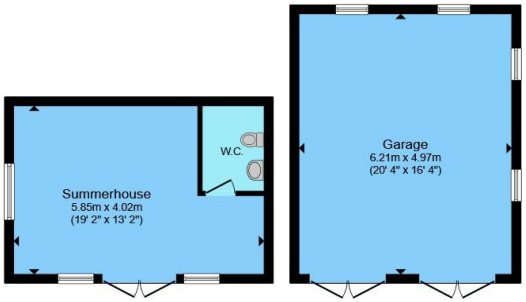
Ground Floor



First Floor



Second Floor



Outbuilding

Total floor area 219.3 m² (2,361 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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EPC Rating: D

Council Tax Band: D

Tenure: Freehold

view this property online burchelledwards.co.uk/Property/MFD209699

The Property Ombudsman

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