



**Nettleworth Cottage Leeming Lane North  
Mansfield Woodhouse, Nottinghamshire NG19 8LJ  
£1,750,000**

- A QUITE STUNNING, FIVE BEDROOMED DETACHED PROPERTY IN A RURAL, COUNTRYSIDE SETTING.
- SITTING ROOM WITH INGLENOOK FIREPLACE, ADJACENT FAMILY ROOM AND SUN ROOM/DINING ROOM.
- MASTER BEDROOM SUITE WITH TWO SETS OF FRENCH DOORS TO JULIET BALCONY AND BALCONY.
- THREE FURTHER DOUBLE BEDROOMS, ALL WITH EN SUITE FACILITIES/ADJACENT BATHROOM.
- PLEASANT GROUNDS AROUND THE PROPERTY, INCLUDING OUTSTANDING ENTERTAINMENTS AND COOKING AREA.
- EXTENSIVE, FITTED LIVING KITCHEN INCLUDING APPLIANCES AND LARGE, ISLAND BREAKFAST TABLE
- GAMES ROOM WITH EQUIPPED BAR, GYMNASIUM, SWIMMING POOL AND GROUND FLOOR SHOWER ROOM.
- WALK IN DRESSING AREA AND HIGH QUALITY EN SUITE WITH SHOWER, WASH HAND BASIN AND WC.
- DOUBLE GARAGE AND FULLY SELF CONTAINED SEPARATE RESIDENTIAL ACCOMMODATION.
- ADJACENT STEEL FRAMED COMMERCIAL UNIT WITH OFFICES AND WAREHOUSE FACILITY

## VIEWING:

and further information through our Mansfield office on 01623 422777. Alternatively, email [sales@temple-estates.co.uk](mailto:sales@temple-estates.co.uk)

## DIRECTIONS:

From Mansfield, proceed along the A60 Woodhouse Road, which then becomes Leeming Lane South and Leeming Lane North. Before reaching Spion Kop, turn left onto Sookholme Lane. Further down here, turn left at The Hostess Restaurant, which is an unmade road. At the end of here, where the individual properties are named, branch right. Nettleworth Cottage is at the end of here on the right-hand side.

## ACCOMMODATION COMPRISES:

### SIDE ENTRANCE AREA

Composite front door, tiled flooring and downlighters (motion sensors throughout the property).

### CLOAKROOM

Wash hand basin and WC. Tiled flooring, downlighters and obscure glaze (double glazed throughout).



### UTILITY ROOM

**6'9" x 5'1" (2.07m x 1.57m)**

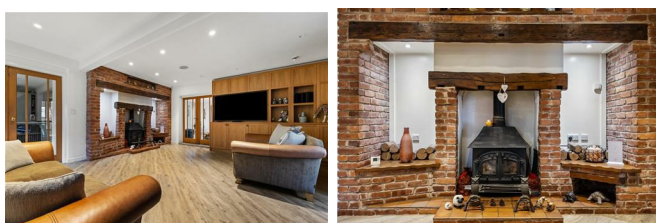
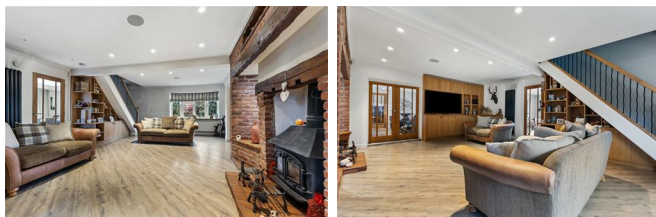
Housing the Worcester oil fired combination boiler (radiators and underfloor heating). Tall boy cupboard. UPVC obscure glaze.



### LIVING ROOM

**22'4" x 17'7" (6.83m x 5.37m)**

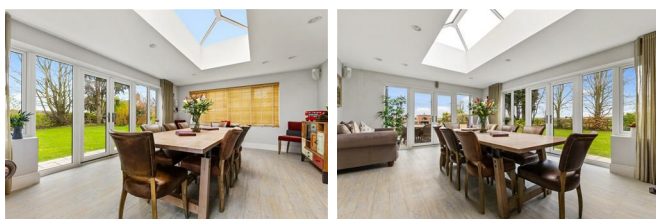
The focal point being the Inglenook brick fireplace, with quarry tiled hearth and inset multi-fuel stove. Fitted light Oak cabinet with space for flat screen display. UPVC double glazed bow window to the front, downlighters, two radiators (one being upright) and stairs rising to the first floor. Glazed double doors through to family and additional door leading to sun lounge/dining room.



### SUN LOUNGE/DINING ROOM

**20'9" x 13'11" (6.33m x 4.26m)**

A beautiful reception room – light and airy and having views around the garden. Central vaulted, double glazed roof area and UPVC French doors to two sides. Laminate flooring with underfloor heating. Downlighters.





### BREAKFAST KITCHEN

**22'4" x 10'5" increasing to 15'9" (6.81m x 3.18m increasing to 4.80m)**

Enjoying an extensive range of base and eye level units, butchers block work surfaces and ceramic sink unit and single drainer. Freestanding, recessed Rangemaster cooker, extractor, integrated microwave and coffee machine. Twin fridges and dishwasher. Large island unit with marble and butchers block work top, serving as a breakfast bar/table. Concealed storage facility with electrical installation. UPVC double glazed bow to the front, second UPVC aspect, tiled flooring and downlighters. Glazed double doors through to:



### FAMILY ROOM

**18'3" x 16'2" (5.57m x 4.93m)**

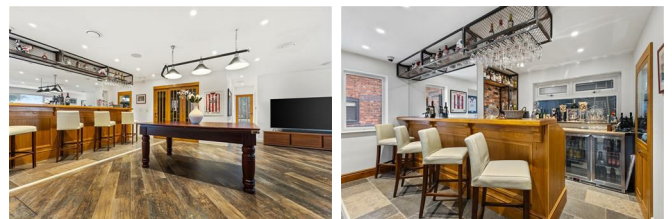
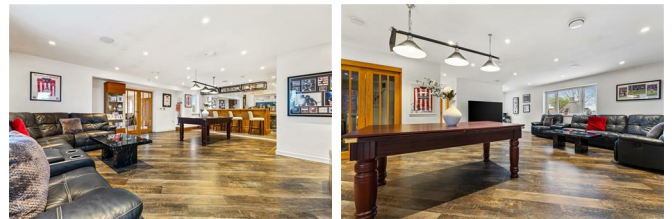
Double glazed, bifold doors providing access to a patio terrace. Integrated, full length wine fridge/cooler, tiled flooring with underfloor heating and downlighters.



### GAMES ROOM

**32'11" including bar area x 15'8" increasing to 20 (10.03m including bar area x 4.78m increasing to 6.)**

Fully equipped bar area, with work tops, stainless steel sink unit, dishwasher, fridges and cooler. Recessed, memorabilia display cabinet. Tiled flooring, underfloor heating, surround sound and downlighters. Door to outside patio area.





## GYM

**15'3" x 9'8" into wardrobes (4.65m x 2.97m into wardrobes)**

Having full length fitted wardrobes to one wall. Surround sound and downlighters. Also housing combination boiler.

## SHOWER ROOM

With shower cubicle, counter-top basin with vanity unit and WC. Full tiling, heated towel radiator, extractor and downlighters.



## POOL ROOM

**19'5" x 15'4" (5.93m x 4.68m)**

Size and depth to be confirmed. Tiled flooring around the pool, Mermaid panelling to the walls and UPVC French doors leading to the external entertaining area. Three radiators, additional UPVC side aspect and downlighters.



## FIRST FLOOR

### LANDING

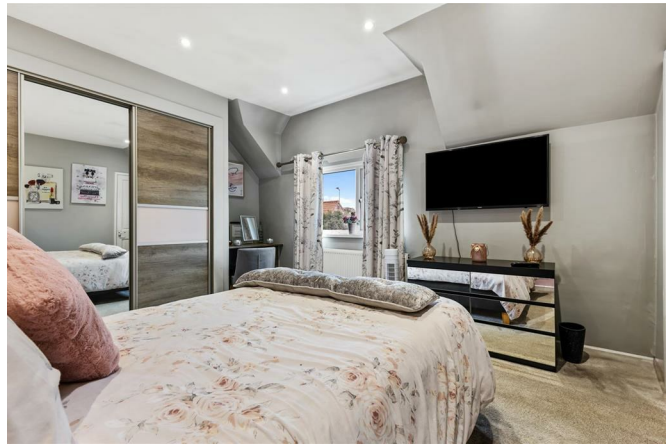
UPVC elevation, downlighters, radiator and access to the loft space.



### BEDROOM TWO

**13'11" x 10'11" (4.24m x 3.33m)**

UPVC double glazed front elevation, built in wardrobe, downlighters and radiator.



### BATHROOM

Oval tub bath with swan neck shower, counter-top basin with vanity unit and WC. Upright ladder radiator, tiled flooring and walls, extractor fan and downlighters.



### BEDROOM ONE

**18'2" x 11'6" increasing to 16'4" (5.54m x 3.51m increasing to 4.98m)**

A magnificent main bedroom suite having UPVC French doors with balcony and second set of UPVC French doors providing access to a balcony. Walk in concealed dressing area and fitted drawers and cupboard, including space for an under-counter fridge, ideal for that morning tea and coffee



### EN SUITE

Large double shower cubicle with glass screen, wash hand basin within vanity fitment and WC. Full tiling to the walls, laminate flooring, UPVC obscure glaze, downlighters, extractor fan and upright radiator.



### BEDROOM THREE

**13'11" into wardrobes x 11'1" (4.24m into wardrobes x 3.38m)**

Full length wardrobes to one wall, dressing table and drawers, plus built in wardrobe. UPVC double glazed front elevation, radiator and downlighters.



### EN SUITE

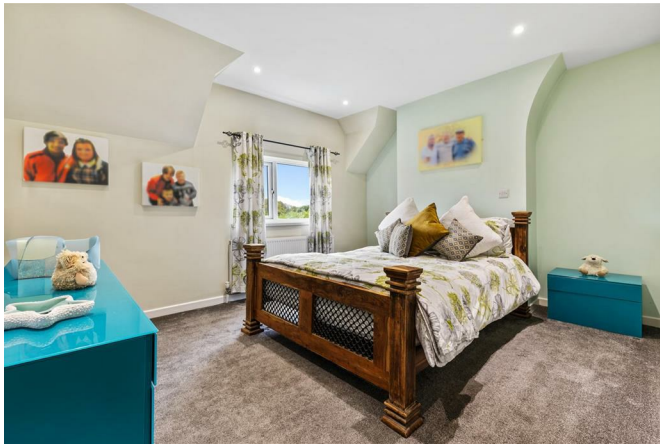
Including shower cubicle, wash hand basin and WC. UPVC obscure glaze, towel radiator, tiled flooring and panelling and tiling to the walls.



### BEDROOM FOUR

**11'11" x 10'10" (3.65m x 3.32m)**

Fitted double wardrobe. Laminate flooring, downlighters, radiator and downlighters.



## OUTSIDE

The detached garage block has had planning granted for self-contained accommodation, with plans available on request. This has only been part converted and can be adapted for individual requirements. This includes a mezzanine level. Outside Store: 1.73m x 1.43m (5'8 x 4'8)

The property is approached via double, electric gates, with a large parking area, which then provides access to the aforementioned garaging. There is a lawned garden to the front, which then extends to the side and is the main garden to the property. There is a fabulous Indian flagstone patio and terrace, with barbecue and cooking facility, plus further private seating area. A Swiss cottage style summer house completes the outside facilities.



## SELF CONTAINED ACCOMMODATION



## MAIN GARAGE AREA

**21'10 x 21'6 (6.65m x 6.55m)**

Double garage having twin electric roller doors. Combination boiler for the self contained accommodation.

## RECEPTION HALL

**17'0 x 13'0 (5.18m x 3.96m)**

Having full length glazed front aspect with entrance door. High vaulted ceiling with velux windows and providing the possibility of creating a mezzanine level. UPVC French doors leading to a breakfast room. Under floor heating. Stairs to the first floor annex. Internal door to the main accommodation.

## BREAKFAST ROOM

**15'0 x 13'7 (4.57m x 4.14m)**

Full length glazing with bi-fold doors to outside. Under floor heating. Internal door to kitchen.

## KITCHEN

**11'4 x 9'10 (3.45m x 3.00m)**

Fitted with a contemporary range of base and eye level units, work surfaces and single sink unit and drainer. Integrated electric oven, hob and cooker hood. Dishwasher. Underfloor heating and UPVC rear aspect.

## UTILITY

**11'4 x 7'1 (3.45m x 2.16m)**

UPVC rear aspect.

## FIRST FLOOR

### BEDROOM SUITE

**21'7 x 20'2 overall (6.58m x 6.15m overall)**

UPVC French doors leading out to the balcony with stunning views to the surrounding countryside. Additional UPVC front elevation. Radiator.

### ENSUITE SHOWER ROOM

Large walk-in shower area, WC and counter top basin within vanity unit. UPVC obscure glaze window.

## ADJACENT STEEL FRAMED COMMERCIAL UNIT WITH OFFICES

### MAIN RECEPTION

**17'7 x 13'9 (5.36m x 4.19m)**

double glazed frontage. From here there is access to a plant/equipment room (immediately ahead) or an inner lobby to the right.

### ADMINISTRATION ROOM

**26'3 x 9'8 (8.00m x 2.95m)**

### INNER LOBBY

Under stair storage space. Staircase to the first floor rooms. From this lobby, there is access to:

## INNER HALL/CORRIDOR

## MEETING ROOM

**15'6 x 11'7 (4.72m x 3.53m)**

Located on the right-hand side of this hallway and having UPVC double glazed frontage, leading to a fully enclosed porchway.

## OFFICE

**14'4 x 13'2 (4.37m x 4.01m)**

Accessed from the left-hand side and, therefore, being an internal room. Including two electric wall heaters.

## FURTHER INNER LOBBY

leading to:

## EQUIPMENT/STORAGE ROOM

**21'3 x 11'10 (6.48m x 3.61m)**

## KITCHEN

**6'3 x 6'2 (1.91m x 1.88m)**

With wall and base unit, work top and stainless-steel sink unit and single drainer.

## CLOAKROOM

**9'9 x 6'6 (2.97m x 1.98m)**

Including WC and wash hand basin. Electric heater and extractor fan.

## STORAGE ROOM

**15'5 x 8'3 (4.70m x 2.51m)**

There is then a rear passageway, providing access to the main warehouse/workshop. At the opposite end is a secondary staircase to the first floor.

## WAREHOUSE/WORKSHOP

**50' x 14'7 (15.24m x 4.45m)**

## FIRST FLOOR

### SALES RECEPTION

**35'3 x 9'9 increasing to 14'6 then 17'8 (10.74m x 2.97m increasing to 4.42m then 5.38m)**

Leading to:

## OFFICE

**14'2 x 12'7 (4.32m x 3.84m)**

With air conditioning unit.

## CLOAKROOM

**9'9 x 6'6 (2.97m x 1.98m)**

Including WC and wash hand basin. Electric heater and extractor fan.

## STORAGE ROOM

**15'5 x 8'3 (4.70m x 2.51m)**

The property is in council tax band E (Mansfield District Council).

#### **FINANCIAL ADVICE**

We offer help and advice in arranging your mortgage. Please contact this office. Written quotations available on request. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

#### **MONEY LAUNDERING**

Under the Protecting Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e. passport, driving licence or recent utility bill. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

#### **AS WITH ALL OUR PROPERTIES**

we have not been able to check the equipment and would recommend that a prospective purchaser should arrange for a qualified person to test the appliances before entering into any commitment. MA5776/25.04.2025

**Ground Floor**  
Approx. 323.0 sq. metres (3476.7 sq. feet)



**First Floor**  
Approx. 101.2 sq. metres (1089.7 sq. feet)



Total area: approx. 424.2 sq. metres (4566.4 sq. feet)

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	66	80
	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

