



Offers In The Region Of £435,000 Freehold

61 NEWBOUNDMILL LANE | PLEASLEY | MANSFIELD | NG19 7PT

BuckleyBrown
ESTATE AGENTS

THE ULTIMATE FAMILY HOME – ROOM, STYLE AND COMFORT! Located in the charming area of Pleasley, Mansfield, this delightful detached house on Newboundmill Lane offers a perfect blend of modern living and a tranquil setting. The property is ideally situated, providing easy access to local amenities and transport links, making it a wonderful choice for families and professionals alike.

Upon entering the property, you are greeted by a welcoming porch that leads into a spacious hall. The ground floor boasts a well-appointed kitchen, perfect for culinary enthusiasts, alongside a large dining room that invites family gatherings and entertaining friends. The expansive living room is bathed in natural light, creating a warm and airy atmosphere that is perfect for relaxation. Additionally, a convenient WC is located on this level, enhancing the practicality of the home.

Moving to the first floor, you will find three thoughtfully designed bedrooms that offer comfort and tranquillity. Each room is generously sized, providing ample space for furnishings and personal touches. The layout ensures that the bedrooms are well-lit, creating a serene environment for rest and rejuvenation. The first floor is completed with a well-equipped en-suite bathroom to the master bedroom and a family wet room, catering to the needs of the household.

Outside, the property features a charming garden that offers a wonderful space for outdoor activities or simply relaxing in the fresh air. Enjoying open views across the countryside and overlooking the River Meden, this peaceful setting creates a beautiful backdrop to everyday life. The garden is ideal for children to play, hosting summer barbecues, or indulging in a spot of gardening, making it a perfect extension of the home.

This superb house on Newboundmill Lane offers both comfort and style in a desirable location.





Porch

Porch leading to the;

Hall

Spacious hallway with access to;

Kitchen

A stunning, contemporary kitchen fitted with sleek matching cupboards and generous worktop space, creating both practicality and style. The space is enhanced by subtle underfloor feature lighting, adding a luxurious and modern touch. A range of integrated appliances includes a built-in oven, microwave, dishwasher, and inset sink, all seamlessly incorporated to maintain the clean, streamlined design.

The kitchen is beautifully spacious and airy, with a window to the front elevation allowing an abundance of natural light to flood the room, further enhancing the bright and open atmosphere. Designed with modern living in mind, this impressive space offers both functionality and a sophisticated finish throughout.

Dining Room 11'10" x 19'11"

The dining area features a fixed breakfast bar and ample space for your desired dining furniture, making it perfect for family meals or hosting guests. A window to the rear elevation allows natural light to fill the space, while bifold

doors open through to the living room, creating a seamless flow and versatile open-plan living arrangement.

Living Room 11'10" x 25'7"

A stunning and spacious living room featuring central heating radiators and an attractive feature fireplace, creating a warm and inviting focal point. A charming box window to the rear elevation allows natural light to pour in, enhancing the bright and airy atmosphere. Patio doors provide direct access to the outside space, seamlessly blending indoor and outdoor living.

Generously proportioned, the room offers ample space for a variety of seating arrangements, making it perfect for both relaxing and entertaining.

WC

Low flush WC and hand wash basin.

Landing

A carpeted landing providing access to all first-floor rooms, offering a bright and well-connected central space within the home.

Bedroom One 11'4" x 15'8"

Aspacious master bedroom featuring carpeted flooring and a central heating radiator for comfort. A window to the front

elevation allows natural light to brighten the room, while a private balcony to the rear provides an ideal spot to relax and enjoy the outlook. The bedroom further benefits from access to its own en-suite bathroom, offering added convenience and privacy.

Balcony

A charming balcony overlooking the beautifully landscaped garden, River Meden and surrounding countryside providing the perfect spot to relax and enjoy the summer months.

Bathroom

Three piece bathroom with bath, low flush WC and hand wash basin.

Bedroom Two 13'8" x 11'11"

A spacious second bedroom featuring carpeted flooring and a central heating radiator for year-round comfort. The room benefits from a built-in mirrored wardrobe, providing excellent storage while enhancing the sense of space and light. A window to the rear elevation allows natural light to fill the room, creating a bright and welcoming atmosphere.

Bedroom Three 11'2" x 10'5"

A generously sized third bedroom featuring soft carpeted flooring and a central heating radiator for year-round comfort. The room is enhanced by a built-in mirrored

wardrobe, offering excellent storage while reflecting natural light to create an even greater sense of space. A window to the rear elevation allows plenty of daylight to flow in, resulting in a bright, airy and inviting atmosphere.

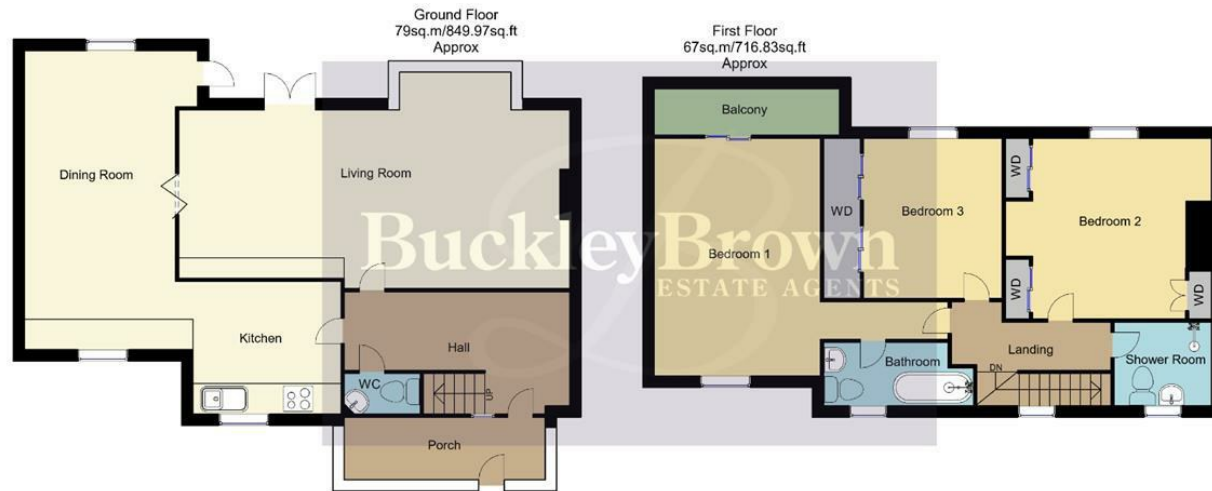
Wet Room 6'8" x 5'8"

Three piece wet room with shower, low flush WC and hand wash basin

Outside

To the front of the property, there is a gravelled garden and a spacious driveway with room for three vehicle. To the rear, a picturesque, well-maintained garden features a patio and a generous lawn, all enjoying delightful views over the countryside and River Meden.





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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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

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