



**The Old School Squires Lane, Mansfield
Nottinghamshire NG21 9BP
£1,200**

IN THE HEART OF SHERWOOD... Rare opportunity to rent part of a modernised original Old School house in the well sought after idyllic village location of Kings Clipstone, within the heart of Sherwood Forest. The property was originally a 10 bedroom house, which has been split into 3 separate fully self contained properties, this one being an extension of the main house. The property has gated access onto a large shared driveway, which can accommodate multiple vehicles and benefits from the use of an integral garage. the property itself comprises of the following:-



This individual and exclusive property is part of a modernised original old school house in the rural village location of Kings Clipstone, within the heart of Sherwood Forest. The property is accessed via electric security access gates onto a large blockpaved shared driveway, with two allocated parking spaces.

Entrance into the house from the main door leads into a modern fully fitted kitchen. From there accesses the main stairwell to the first floor where there are three double bedrooms, two with en-suite facilities, large deluxe bathroom with corner bath and separate shower enclosure and dressing room, additional separate guest WC. There is also a large luxurious lounge area with a spiral staircase to an open gallery/library/office space.

TO THE GROUND FLOOR

Entrance into Main Kitchen

Main Entrance from the courtyard into the fully fitted modern kitchen with integrated appliances and tiled floor. Access to the integral garage, and lobby with coat hooks and stairway leading to the first floor.

Stairs to first floor landing/hallway

Stairway access from the ground floor kitchen area to the main living accommodation.

TO THE FIRST FLOOR

Master Bedroom

First floor landing leading to large Master Bedroom with both veluxe windows and porthole window, access to the en-suite shower room.

Ensuite to Master Bedroom

En suite shower room fitted with a ceramic white suite and quadrant shower cubicle with mixer shower.

Bedroom 2

First floor landing leading to large double bedroom with fitted mirrored walk in wardrobes and veluxe windows.

Dressing Room

Dressing room with fully fitted wardrobes, drawers and dressing table.

Family Bathroom

Spacious and extravagant fitted bathroom with step up corner bath, double sink unit, WC and bidet. Separate shower cubicle and chrome heated towel rail.

Guest WC

Guest WC, fully tiled/mirrored and fitted with modern white suite.

Living Area

Spacious living area with full length windows and views to open countryside. Mosaic tiled flooring and feature fireplace. Spiral staircase leading to mezzanine level.

Mezzanine

This mezzanine level is accessed via the spiral staircase and can be utilised as additional living space or as a home office. Access to extensive storage area.

Bedroom 3

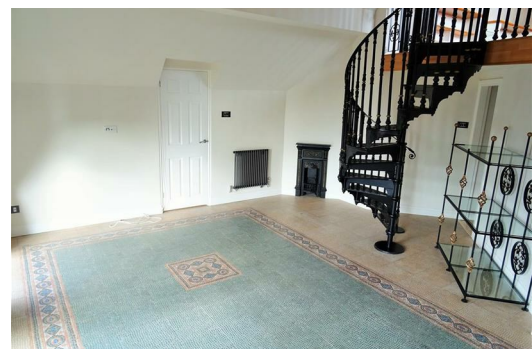
An additional private landing from the living area gives access to the third double bedroom and ensuite. Additionally, the landing area provides further storage and wardrobe space for the bedroom.

Ensuite Shower Room to Bedroom 3

Ensuite with fully fitted white furniture and shower cubicle, fully tiled, with towel radiator and mirrors.

Integral Garage

Located to the side of the property entrance and also accessed internally from the kitchen. The garage is slightly larger than a single garage and is fitted with shelving for additional storage.



Smith & Co.
l e t t i n g s

Smith & Co Estates Limited
Unwin Suite, 1 Crow Hill Drive, Innisdoon,
Mansfield, Nottinghamshire NG19 7AE

t: 01623 392 352
e: info@smithandcoestates.co.uk
w: www.smithandcoestates.co.uk