



## Raintree New Mill Lane, Forest Town

£500,000 Freehold

INDIVIDUAL FIVE BED EXTENDED DETACHED HOUSE • LOUNGE AND FAMILY ENTERTAINING ROOM • DESIRABLE AREA WITH VIEWING ESSENTIAL • LARGE GARDEN. EPC RATING: C • PARKING FOR SEVERAL VEHICLES



41 Albert Street, Mansfield, NG18 6AN  
Sales: 01623 627 247  
email:enquiries@johnsankey.com

**John Sankey**







## Outside

To the front there is a block paved drive providing off street parking for several vehicles and leads to the double garage, there is a lawned garden, flower borders and side gate to the rear garden. The rear garden is landscaped, two tiered, laid to lawn also with a block paved patio area, outside lights and outside taps. There is gated access to the front garden.

## Double Garage

With an electric door, side entrance pedestrian door leading to the rear garden, window to the rear elevation, lighting and electricity.

## Additional Information

The property has been renovated and extended by the current vendors. The boiler is approximately six months old. Freehold Council tax band E Standard construction. Mobile/Broadband Coverage Checker visit: [www.ofcom.org.uk](http://www.ofcom.org.uk) then click mobile & broadband checker.

## Planning Permission

Planning permission is in place for a further three years approximately to develop the house further by adding a double extension on the right hand side to create a single garage, study, gym and utility to the ground floor. The first floor in addition would have a new extensive master bedroom with a walk in wardrobe, juliet balcony overlooking the fields at the front and en suite bathroom. Permission is also in place for a loft conversion, rendering and to convert the current en suite into a jack and jill bathroom. Further details can be provided upon request.

