





63 Newboundmill Lane, Pleasley

£395,000 Freehold

PARKING FOR NUMEROUS VEHICLES • THREE DOUBLE BEDROOMS WITH FITTED WARDROBES • DELIGHTFUL SPACIOUS DETACHED • STUNNING REAR VIEWS • OPEN PLAN KITCHEN/LOUNGE WITH LOG BURNER • EPC RATING: D















How to find the property

Take the Chesterfield Road South out of Mansfield before taking the left turn just after the Pleasley Landmark centre onto Chesterfield Road towards Pleasley, take the third left turn onto Newboundmill Lane, continue towards the end where the property is then located on the left hand side.

Ground Floor

Porch

Dimensions: 1.88m x 0.91m (6'2" x 3'). Which is uPVC double glazed with wooden floor and access to the front door.

Entrance Hall

Dimensions: 4.60m maximum x 1.80m (15'1" maximum x 5'11"). Having a stylish wooden floor, ample storage in the form of understairs walk in storage and bespoke fitted storage cupboards, central heating radiators, stairs rising to the first floor and oak door into the kitchen.

Open Plan Kitchen Diner

Dimensions: 5.56m x 3.05m (18'3" x 10'). Has a range of stylish modern wall and base units, cupboards and drawers, bowl and a half sink and drainer with waste disposal system incorporated, double oven and gas hob with extractor fan over, tiled floor with under floor heating, uPVC double glazed french doors (blinds included) overlooking the stunning landscaped garden and views beyond also a uPVC double glazed window to the front making this a fabulous light and airy living space. Opening into the living room area.

Living Room

Dimensions: 4.60m x 4.45m maximum (15'1" x 14'7" maximum). Having a wooden floor, inglenook fireplace with a log burner and granite hearth, stylish panelled walls into the alcoves, radiator, uPVC double glazed french doors and side windows again with stunning views to the rear and access to the modern landscaped garden and the doors incorporate blinds which are included.

Utility Room

Dimensions: 3.28m x 1.98m (10'9" x 6'6"). With a range of wall and base units, wooden floor, plumbing for a washing machine, space for a dryer, space for a fridge freezer, bowl and a half oval stainless steel sink and drainer, uPVC window overlooking the rear, uPVC door leading to the side garden and oak door leading to the downstairs w.c.

Downstairs W.C.

Dimensions: 1.98m x 0.86m (6'6" x 2'10"). Having a low flush w.c., radiator and uPVC opaque window.

First Floor

Stairs and Landing

Dimensions: 3.00m maximum x 2.26m maximum (9'10" maximum x 7'5. With access to the loft which is part boarded with a loft ladder, uPVC double glazed window to the side and oak doors leading to three of the double bedrooms and family bathroom.

Master Bedroom

Dimensions: 4.22m x 3.66m (13'10" x 12'). Having uPVC double glazed french doors and side windows with views to be envious of, air conditioning unit included, fitted wardrobes, two doubles and cupboards making this a very fabulous master bedroom

Bedroom No. 2

Dimensions: 3.43m x 3.20m maximum (11'3" x 10'6" maximum). Having a uPVC double glazed window to the rear with views overlooking fields as far as the eye can see, fitted wardrobes and shelving units and radiator.

Bedroom No. 3

Dimensions: 3.25m x 2.41m (10'8" x 7'11"). Having a uPVC double glazed window to the front, built in wardrobes with sliding doors, built in cupboard housing the central heating boiler which is approximately one year old and central heating radiator.

Family Bathroom

Dimensions: 2.13m x 1.80m (7' x 5'11"). Having fully tiled walls, 'P' shower bath with modern mains shower over and attachment, wash hand basin, low flush w.c., chrome heated towel rail and tiled floor.

Outside

To the front of the property there is parking for several vehicles including a caravan/motor home if required or at least six cars, outside tap and double gates leading to the rear garden and a single gate to the other side also leading to the rear garden. The rear garden has recently been landscaped with stylish porcelain tiles on two levels making a large seating/entertaining patio area, the second tier is laid to lawn and there is a bespoke hot tub area if required, there are two power points, one in the garden, the other in the shed and the shed also has its own consumer unit. Incorporated in the stylish porcelain tiles is outside lighting.

Additional Information

Mobile/Broadband Coverage Checker visit: www.ofcom.org.uk then click mobile & broadband checker.

Tenure: Freehold

Council tax band C EPC rating D

Hive and Ring systems included (there may be a monthly charge if you want to keep some services).





