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**NO
CHAIN**

**3 FORESTRY HOUSES
LONGDALE LANE
RAVENSHEAD
NOTTINGHAMSHIRE
NG15 9AJ**



£315,000

VIEWING

By appointment through the selling agent on (01623) 422000
16 Albert Street, Mansfield, Nottingham, NG18 1EB

TENURE

Freehold

- Traditional Semi-Detached Property
- Three Bedrooms
- Two Reception Rooms and a Conservatory
- Family Bathroom and En-Suite
- Attractive Front and Rear Gardens
- Idyllic Location backing onto Woodland
- Nearby Equestrian Facilities

3 FORESTRY HOUSES, LONGDALE LANE, RAVENSHEAD

DIRECTIONS

Leave Mansfield on the A60, heading towards Nottingham. Continue past West Nottinghamshire College and through Ravenshead, turning left onto Longdale Lane just before The Hutt public house, opposite the entrance to Newstead Abbey. Turn right onto Rigg Lane, following the signs for Papplewick Pumping Station, where the property is on the left hand side.

This traditional three-bedroom home is in a beautiful countryside location overlooking Forestry Commission land on the edge of Blidworth Bottoms and Burntstump Country Park, perfect for family walks and dog lovers! The property is secluded with just three other neighbouring houses yet within easy reach of the local amenities of Ravenshead, the larger town of Mansfield and Nottingham city centre. With the M1 and A1 motorways close by and good rail networks from Nottingham train station, there is also the potential for this property to be a lovely holiday home with the tranquil setting the ideal place to escape modern life.

For those that ride there are numerous equestrian facilities nearby. Livery may also be available within a short walk of the property by separate negotiation.

Inside there is plenty of living space with an impressive country-style dining kitchen, two reception rooms and a conservatory providing excellent views of the forest beyond the rear garden. Upstairs there are three good-sized bedrooms together with an en-suite shower room and family bathroom.

There are gardens to either side of the driveway which are substantially laid to lawn with stocked borders. There is a pathway leading to front of the property and also to the side giving access to the rear.

There is a tiled entrance porch with UPVC double glazed entrance door opening into the:

HALLWAY

With UPVC double glazed window to the front, radiator, ceiling light point, telephone point and stairs to first floor landing.

Door to:

LOUNGE

11'7" x 18' The spacious lounge has a window to the front and patio doors to the rear allowing plenty of light in. It's the perfect place for the whole family to relax in front of the multi-fuel burner during the winter months.



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Patio doors to:

CONSERVATORY

14' x 12' The conservatory has both heating and air-conditioning, meaning that the spectacular views over the garden towards the woodland beyond can be enjoyed all year round.



Door to:

LOUNGE / SNUG

17' x 16' (reducing to 8') This l-shaped lounge is another spacious room with windows to both the front and rear. Suitable for a variety of uses, it is currently a second lounge but would be ideally suited to a children's playroom, dining room or the perfect study for those working from home.

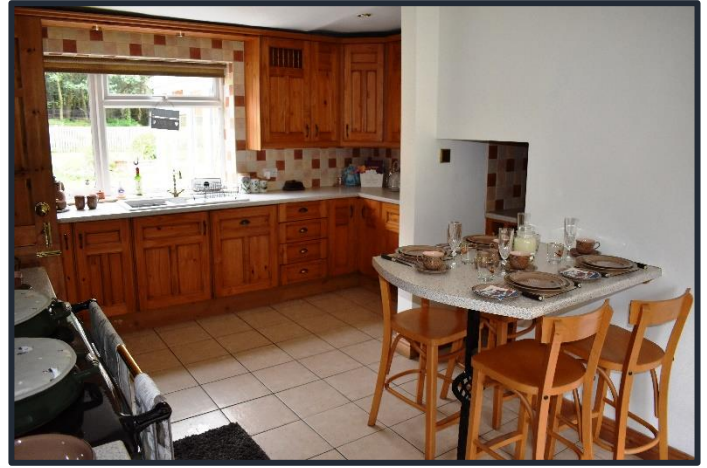


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Door to:

DINING KITCHEN

18' x 13' The heart of the home, this country-style kitchen is in-keeping with the age and location of the property and again has windows to both the front and rear. Fitted with a range of wall and base units, a particular feature is the range cooker set into the chimney breast, ideal for keen cooks! There is also a breakfast bar seating area, a one and a half bowl sink and space and plumbing for a washing machine.



Door to:

UTILITY ROOM

7'9" x 6'6" The useful utility room is fitted with wall and base units and has a door leading to the rear garden.

Stairs to:

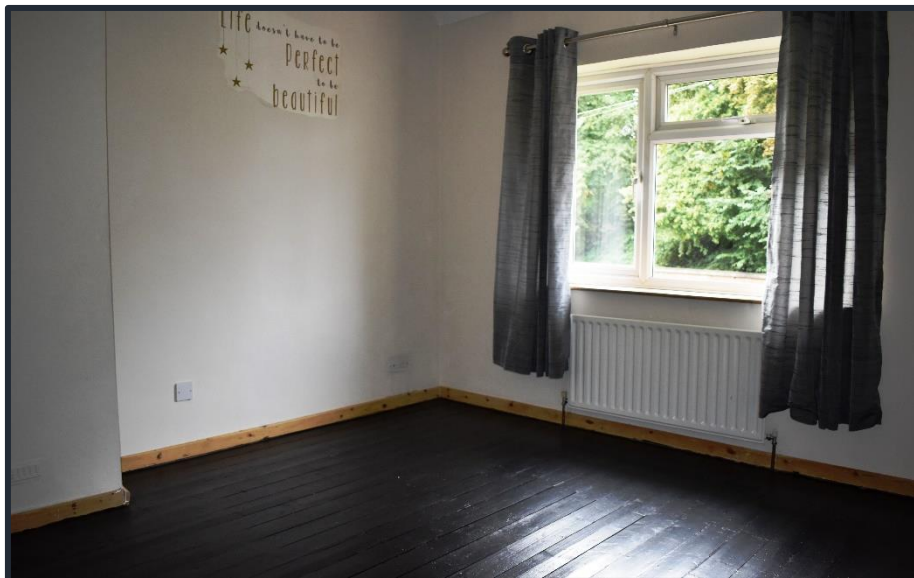
FIRST FLOOR LANDING

With access to the first-floor rooms and loft space, airing cupboard and window to the rear.

Door to:

BEDROOM ONE

11' x 11'9" max With a window to the front, fitted cupboard, radiator, power points and ceiling light point.



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Door to:

BEDROOM TWO

9'9" x 11'9" max The second double bedroom again has a fitted cupboard, window to the front, radiator, power points and ceiling light point.



Door to:

BEDROOM THREE

6'6" x 16' The third bedroom is another well-proportioned room with windows to the front and rear.



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Door to:

SHOWER ROOM

6'7" x 5'9" The en-suite shower room is fitted with a glazed and tiled shower cubicle, pedestal wash hand basin and close coupled W.C. With wall and floor tiling and a window to the rear.



Door to:

BATHROOM

8'6" x 7' Fitted with a four-piece white suite comprising panelled bath, corner shower cubicle with glazed doors, wash hand basin set onto vanity unit and close coupled W.C. With window to the rear, wall and floor tiling and chrome towel rail radiator.



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REAR GARDEN

The established rear garden is a good size and benefits from backing onto forest. The garden is mostly laid to lawn with a patio area for enjoying the views in the summer sunshine. There is also a useful wooden garden outbuilding.



ADDITIONAL INFORMATION

Local Authority – Gedling Borough Council

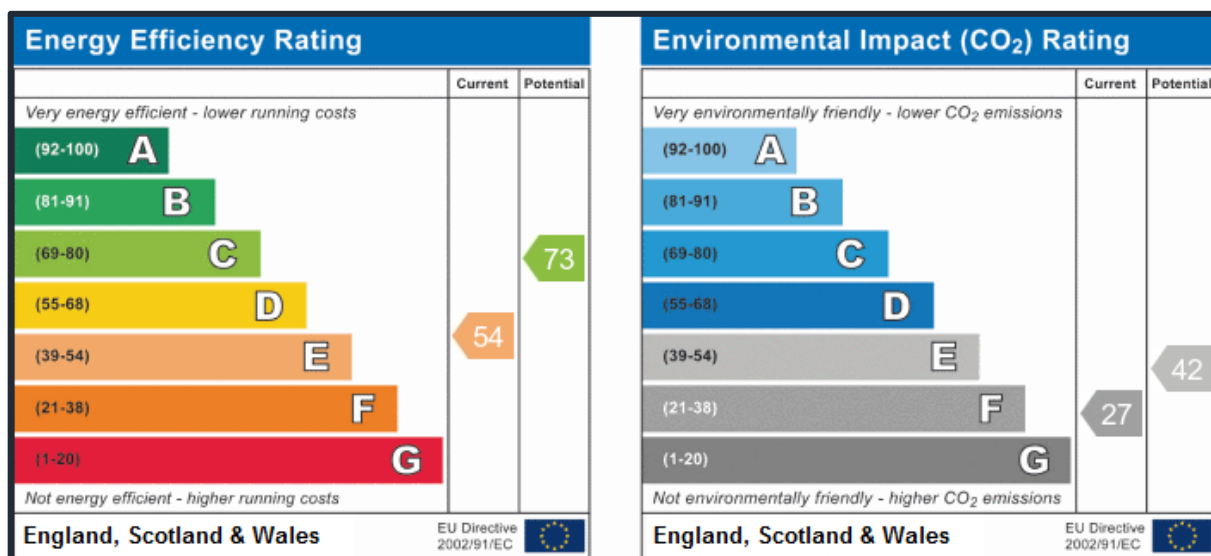
Council Tax Band – C

Primary School – Burntstump Seely Church of England Primary Academy

Secondary School – Colonel Frank Seely Academy

Stamp Duty on Asking Price – £5,750.00 (this will change if you are a first-time buyer or already own another property).

ENERGY PERFORMANCE RATING



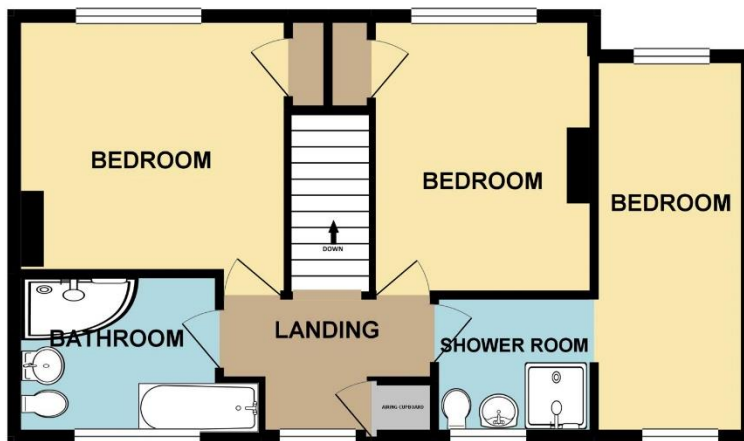
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FLOOR PLAN

GROUND FLOOR 85.29 sq. m.
(918.02 sq. ft.)



1ST FLOOR 52.44 sq. m.
(564.44 sq. ft.)



TOTAL FLOOR AREA : 137.73 sq. m. (1482.46 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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AGENTS NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property.

All measurements are approximate and quoted in imperial and are for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on.

The fixtures, fittings or appliances referred to have not been tested and therefore no guarantee can be given that they are in working order.

Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.

MORTGAGE ADVICE

Arranging the right mortgage is just as important as selecting the right house. Need2View are happy to introduce clients to a completely and utterly independent mortgage advisor who can canvas the whole market place.

They can select the best and most appropriate mortgage tailored to suit each individual purchaser's needs and requirements and relative to their own unique personal circumstances. Such advice can be accessed free of charge* and without any obligation. Your home is at risk if you do not keep up repayments on your mortgage or any other loans secured against it.

* Initial consultation is on a no fee basis although a fee may be charged for mortgage arrangement.

THINKING OF SELLING

It is important that a fair, accurate and representative market appraisal is given when thinking of selling and owners should obtain advice to take into account economic conditions, the size, standard, condition, location of a property, market conditions within the area and the likely demand for a particular type of property.

Need2View are happy to come and visit you at your convenience in or out of office hours, weekdays or weekends by appointment and will offer you the advice that you need to make an informed decision.

We offer a range of services and so will listen to what you want and need and tailor our services to suit your requirements. Our fees are flexible and will reflect the services you choose ensuring that you receive the best value for money. We use our expertise and experience to maximise the value of your home and can also offer help and assistance in connection with an on-going purchase, whether or not that property is being purchased through ourselves.

THINKING OF RENTING

Letting a property is not just simply a question of finding a tenant, it is about finding the right tenant which involves making in depth credit checks, enquiries and referencing to ensure that prospective tenants are the best that they can be.

The secret of achieving the highest level of property management is to be actively involved in and manage the rental property, collecting rents is not enough. Strong and proactive management with regular contact with both tenants and landlords and frequent inspections with condition reports being provided on a regular basis will help to ensure that our landlords get the best possible service.

We have a hands-on and practical style of approach and aim at all times to act on our client's behalf, in their best interests and in accordance with their instructions protecting, maintaining and enhancing our clients investment.