



Algar Close, Costock



4/5



3



3

£600,000

 4/5  3  3

Key Features

- EXECUTIVE DETACHED HOME
- 0.18 ACRE PLOT
- FOUR/FIVE BEDROOMS
- STUNNING KITCHEN
- OFFICE ABOVE GARAGE
- LARGE PRIVATE DRIVEWAY
- EPC rating B
- FREEHOLD





This outstanding executive home has exemplary levels of finish over three floors of accommodation measuring some 1,736 square feet. All of the usual Cairns Heritage Homes quality have gone into the construction which architecturally is attractive having a slate roof and period style brick design.

Ideal for entertaining there are two sets of double doors from the breakfast kitchen and a third from the lounge linking up the south west facing garden which would benefit from morning, and afternoon sunshine all the way through to sunset.

Initially on entry the large square polished floor tiles which are heated from beneath via a wet system controlled from beneath the stairs, each room and the hallway, has its own temperature control.

The lounge has a front aspect, quality solid wood flooring, the aforementioned double doors and smart wall decoration. The family room is open to interpretation with regards its use and has the wc adjacent. The property has so many facets, perhaps the main one is the breakfast kitchen which sold it to the current owners. The architectural ceiling lantern provides an abundance of natural lighting combining with the doors and window. The work surfaces are quartz, there is a Neff five ring induction hob, then a wealth of storage cupboard units in satin grey by Rugby Fitted Kitchens. There are separate full height fridge and freezer adjacent to the double oven, a central island and breakfast bar also has a matching quartz surface and artificial lighting is provided by LED's. There is a separate utility with plumbing for washing machine with space for a tumble dryer, further cupboards and side access door, the heated flooring continues into this room.



At first floor is the master bedroom which has both dressing area with wardrobe and an en-suite with Porcelanosa fittings and suite once more with underfloor heating, immaculate presentation and a mains with angle poised rainhead shower fitting with separate handheld attachment.

Bedroom three has a front aspect, a built in wardrobe with sliding mirrored doors. Bedroom four is also at this level at the rear with matching wardrobe to bedroom three. The family bathroom has underfloor heating, fully tiled Porcelanosa fittings and suite, and dual shower fitting once more and a centrally heated towel rail. All bedrooms have t.v sockets.

At second floor is the second double bedroom which has a rear roof light. The fifth bedroom is open to interpretation with regards its use and has a TV aerial socket. The shower room at this floor once more has a dual system, full Porcelanosa tiling to walls and a timber patterned non-slip floor.

Outside, as well as the gated driveway and estate fencing which provides off road parking for in excess of four vehicles, there is land at the front and special reference should be made to the title plan to appreciate what is actually on offer. The rear garden is mainly laid to lawn. Finally the garage has electric up and over door and side entry, but more importantly has been converted into a home office with stairs leading up to a wonderful space which has two east facing Velux windows, two west and also a south facing end gable. Multiple electrical sockets including USB ports, artificial illumination provided by five recessed LED's.





HALL 4.16m x 1.94m (13'7" x 6'5")

LOUNGE 5.93m x 3.56m (19'6" x 11'8")

BREAKFAST KITCHEN 6.28m x 4.54m (20'7" x 14'11")

UTILITY ROOM 1.93m x 1.70m (6'4" x 5'7")

FAMILY ROOM 3.06m x 2.90m (10'0" x 9'6")

GROUND FLOOR WC 1.70m x 1.00m (5'7" x 3'4")

BEDROOM ONE 3.66m x 3.45m (12'0" x 11'4")

DRESSING ROOM 2.41m x 1.85m (7'11" x 6'1")

EN-SUITE 2.38m x 1.38m (7'10" x 4'6")

BEDROOM THREE 3.06m x 2.49m (10'0" x 8'2")

BEDROOM FOUR 3.06m x 2.78m (10'0" x 9'1")

FAMILY BATHROOM 2.20m x 1.65m (7'2" x 5'5")

SECOND FLOOR LANDING 3.41m x 1.30m (11'2" x 4'4")

BEDROOM TWO 4.12m x 3.75m (13'6" x 12'4")

BEDROOM FIVE 3.60m x 2.22m (11'10" x 7'4")

SHOWER ROOM 2.55m x 1.80m (8'5" x 5'11")

GARAGE 5.36m x 3.50m (17'7" x 11'6")



TO FIND THE PROPERTY

To find the property, from East Leake village centre proceed along Main Street towards Costock. Go past the Generous Briton Public House and then Algar Close is on the right hand side. The property is situated on the right hand side.

SERVICES & TENURE

All mains services are available and connected to the property which is gas centrally heated. The property is freehold with vacant possession upon completion. Rushcliffe Borough Council - Tax Band F.

DISCLAIMER

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

REFERRALS

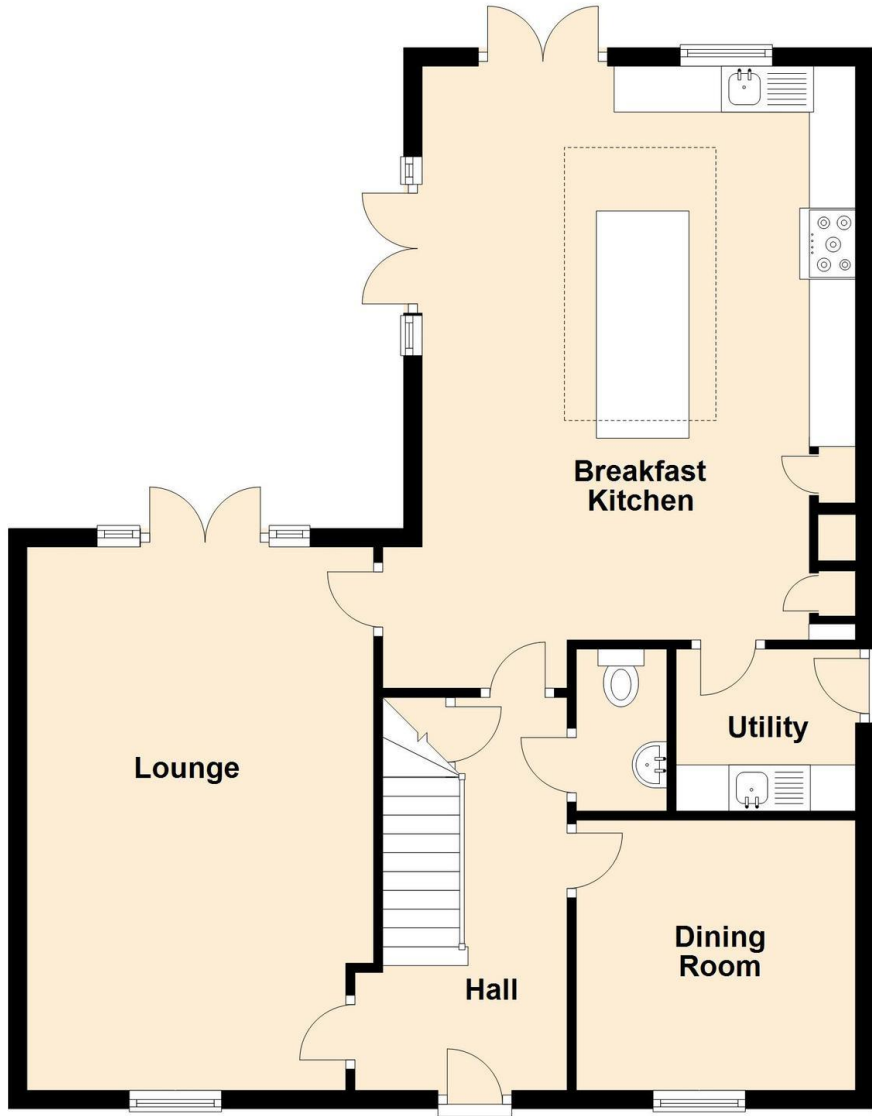
Newton Fallowell and our partners provide a range of services to our vendors and purchasers, although you are free to choose an alternative provider. We can refer you to Mortgage Advice Bureau to help with finances, we may receive a referral fee if you take out a mortgage through them. If you require a solicitor to handle your sale or purchase, we can refer you on to a panel of preferred providers. We may receive a referral fee of up to £300 if you use their services. If you require more information regarding our referral programmes, please ask at our office.





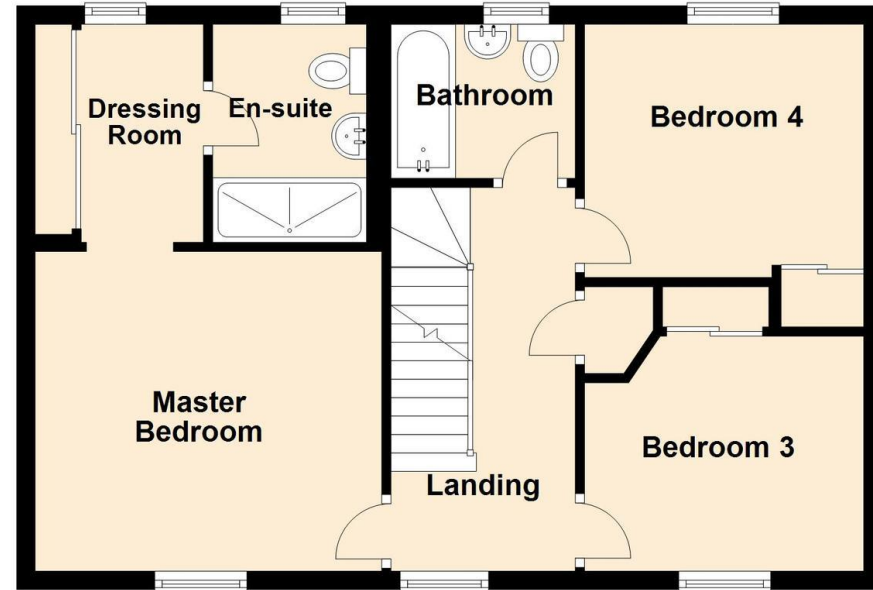
Ground Floor

Approx. 77.5 sq. metres (834.3 sq. feet)



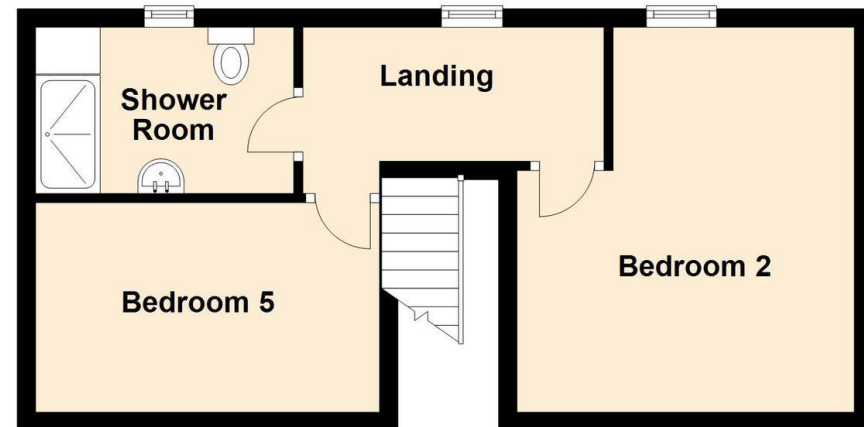
First Floor

Approx. 53.3 sq. metres (573.9 sq. feet)



Second Floor

Approx. 33.0 sq. metres (355.6 sq. feet)



Total area: approx. 163.9 sq. metres (1763.8 sq. feet)

