



Holmestead Close, Costock



£274,000

- FOUR BEDROOM TOWN HOUSE
- THREE STOREY
- WELL PRESENTED
- FEATURE REFITTED KITCHEN
- REFITTED BATHROOM & EN-SUITE
- FULL WIDTH LOUNGE DINER
- FREEHOLD
- EPC rating C



This well appointed deceptively spacious four bedroom mid town house has multiple upgrades since its construction in 2007, whereby both bathrooms have been refitted and there is now a feature kitchen diner and an impressive sized master bedroom with en-suite, but also good sized second and third bedrooms with the fourth acting as a nursery or study/office.

Well presented throughout, initially on entry the hallway has attractive grey coloured timber patterned laminate floor, recessed halogen lighting and useful under stairs cupboard.

The lounge diner spans the full width of the property and is light and bright having a west facing aspect with double doors out to the garden and rear elevation window. The focal point of the room is a real flame effect contemporary gas fire on raised polished stone hearth with matching back and timber surround. To the dining section, the room narrows slightly, the contemporary theme is continued with polished metal light switches and sockets.

The kitchen diner is split in to two distinct areas, to the kitchen is the "beautiful" recently installed Wren kitchen, with granite work surfaces with matching splashbacks with grooved drainer . Integrated appliances include a fridge freezer, four ring gas hob with electric oven beneath and a slimline dishwasher, light blue units with half cup handles, LED lighting - this kitchen achieves the 'Wow' factor. To the dining area, architecturally there is a front elevation bay window, further electrical sockets and TV aerial connection.

Finally at ground floor is the WC which like that bathrooms has been refitted and has a dual flush wc and a wash hand basin with two cupboards beneath and there is a ladder design centrally heated towel rail.



At first floor, bedroom three faces due east, bedroom two along with four face west and have views over the garden. The refitted bathroom has an electric shower over the bath, tiled splashbacks and a dual voltage electric shaver point - a very smart three piece suite.

On the landing, a cupboard discreetly houses the pressurised hot water system.

To the second floor, the master bedroom has a front elevation dormer window with a rear Velux providing natural lighting with storage into the eaves and extensive bespoke cupboard space into the pitch of the roof. One of the cupboards discreetly houses the Gloworm central heating boiler which has Hive control positioned in the hallway. The en-suite has been refitted and re-tiled and there is a mains shower within the cubicle, rear elevation dormer window and dual voltage electric shaver point.

Outside at the front, there are two parking spaces which are side by side. At the rear is a full width paved patio with a side path leading to the rear of the garden which is lawned and fully enclosed by timber fencing, private and not overlooked from beyond.

Costock village is very popular and has its own primary school. the cul-de-sac has a nature reserve to the very top left and the design is versatile with regards its use, could be ideal for professionals, families, investors and is for sale with no upward chain.

To find the property, from East Leake village centre proceed along Main Street towards Costock. On entering the village take the first turning on the right hand side which is Bars Hill, turn left in to Holmestead Close, follow the road along bearing left once more, the property is then situated on the left hand side identified by the agent's 'Fir Sale' board.

HALL 5.03m x 1.06m (16'6" x 3'6")

LOUNGE DINER 4.85m x 3.58m narrowing to 2.78 (15'11" x 11'8")

KITCHEN DINER 4.54m x 2.62m (14'11" x 8'7")

GROUND FLOOR WC 1.79m x 0.83m (5'11" x 2'8")

BEDROOM TWO 4.08m x 2.82m (13'5" x 9'4")

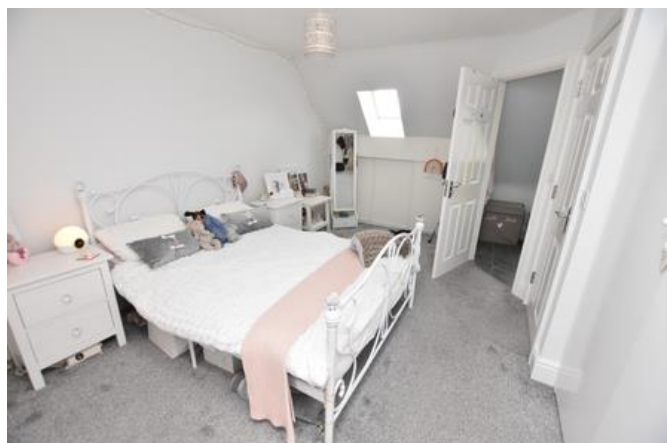
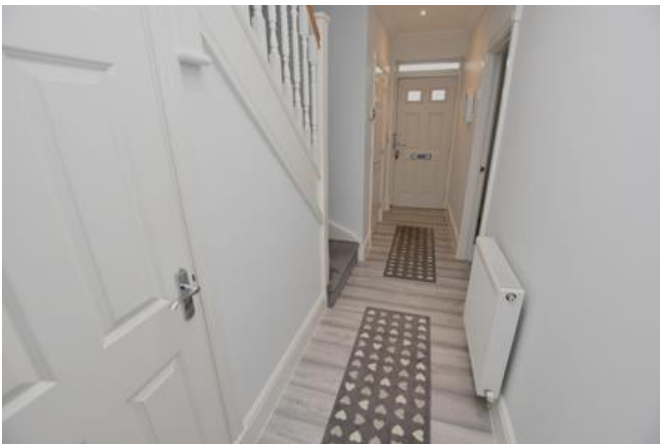
BEDROOM THREE 3.58m x 2.74m (11'8" x 9'0")

BEDROOM FOUR 1.96m x 1.90m (6'5" x 6'2")

BATHROOM 1.86m x 1.64m (6'1" x 5'5")

SECOND FLOOR MASTER BEDROOM 5.29m x 2.90m (17'5" x 9'6")

EN-SUITE 2.23m x 1.90m (7'4" x 6'2")





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 D.

DISCLAIMER

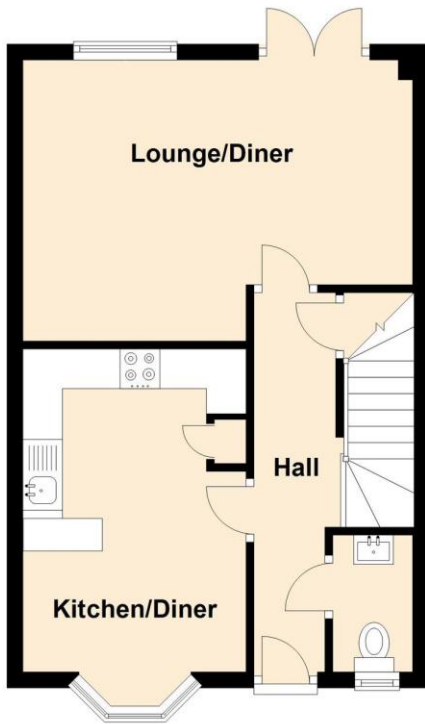
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us 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.

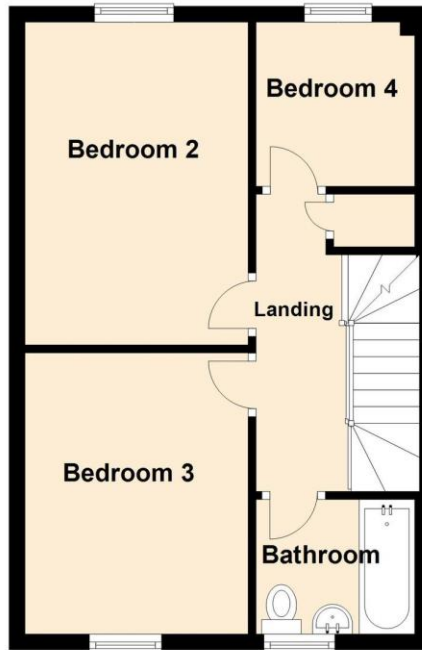
Ground Floor

Approx. 38.0 sq. metres (409.5 sq. feet)



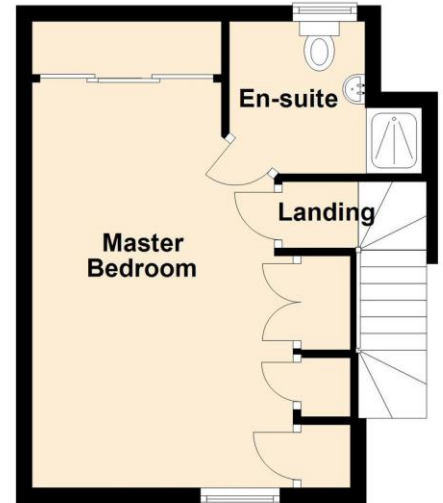
First Floor

Approx. 37.9 sq. metres (408.1 sq. feet)



Second Floor

Approx. 25.4 sq. metres (273.3 sq. feet)



Total area: approx. 101.3 sq. metres (1090.9 sq. feet)



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