



Moor Lane, Gotham



£265,000

- SEMI DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- DUAL FUEL STOVE
- 18FT KITCHEN
- GENEROUS PLOT
- OPEN FIELD VIEWS
- FREEHOLD
- EPC rating COMING SOON



This substantial three double bedroom family home has an idyllic setting along Moor Lane with field views to the front, the generous plot means there is copious amounts of parking with herringbone patterned block paved driveway and mature fore garden whilst internally there are character features including exposed wood staircase, dual fuel stove and a quarry tiled floor to the impressive 18ft long kitchen.

Initially on entry the porch is an addition having a composite door and tiled floor. The hallway has stairs to the first floor, access to the WC and door through to the dining room which is particularly broad in its extent.

The lounge diner spans 24 feet front to rear with oak effect laminate flooring, to the dining section two vertically hung designer radiators, storage cupboard adjacent to the chimney breast and relatively recently installed double glazed doors out to the decking.

Within the kitchen, integrated Neff double oven and grill, five ring gas hob along with space for an American style fridge freezer and plumbing for washing machine and dishwasher respectively.

At first floor, there is a useful storage cupboard on the landing, then bedrooms one and two are similarly sized, both clear doubles and the third is excellent with regards its proportions. The bathroom has been enlarged taking up space of an existing room and comprises of a four piece suite with corner shower cubicle with mains shower, bath with period style side mounted tap and shower fitment, WC and wash hand basin with an exposed timber floor.



Outside to the right hand elevation, there is a good distance between property and boundary. At the rear is a substantial timber clad workshop, a pitched roof brick outbuilding just beyond the decking then the main garden is mainly laid to lawn with paved path continuing to the rear with raised beds for horticulture and area set aside for chickens.

Gotham village has excellent communication links with ease into Nottingham, Parkway railway station at Ratcliffe on Soar for those wanting to commute to London and Moor Lane itself is a quiet backwater within the village and a desirable location.

PORCH 1.57m x 1.26m (5'2" x 4'1")

HALL 3.61m x 1.29m (MAX) (11'10" x 4'2")

LOUNGE DINER 7.60m x 4.28m (Narrowing to 3.25) (24'11" x 14'0")

KITCHEN 5.80m x 2.32m (19'0" x 7'7")

GROUND FLOOR WC 1.99m x 1.22m (MAX) (6'6" x 4'0")

BEDROOM ONE 3.97m x 3.25m (13'0" x 10'8")

BEDROOM TWO 3.54m x 3.19m (11'7" x 10'6")

BEDROOM THREE 3.38m x 2.86m (11'1" x 9'5")

BATHROOM 2.99m x 2.41m (9'10" x 7'11")

TO FIND THE PROPERTY

From East Leake village centre proceed along Gotham Road, go past the golf course and continue along Leake Road into the village of Gotham. With the church on your right, turn right into the square, right again on to Moor Lane, follow the road round where the property is situated on the left hand side identified by the agent's 'For Sale' board.

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 C.

DISCLAIMER

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REFERRALS

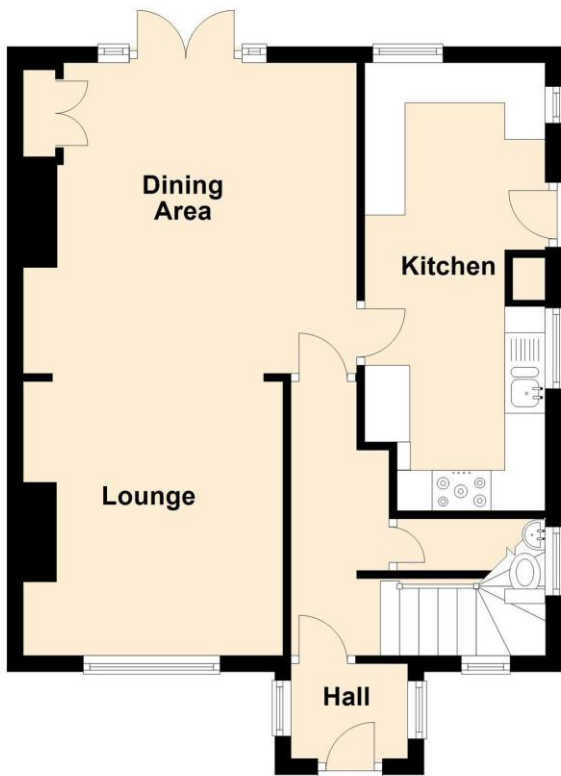
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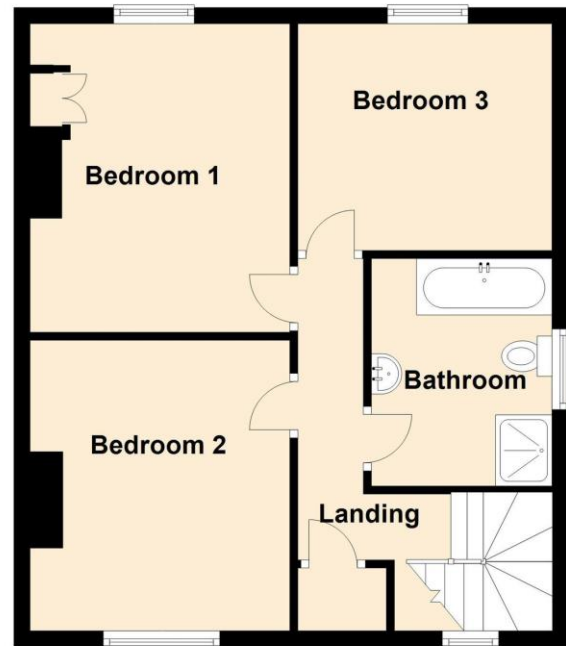
Ground Floor

Approx. 49.5 sq. metres (532.5 sq. feet)



First Floor

Approx. 48.8 sq. metres (525.0 sq. feet)



Total area: approx. 98.2 sq. metres (1057.5 sq. feet)



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