



'Longsprings' Kirklington Road Eakring NG22 0DA

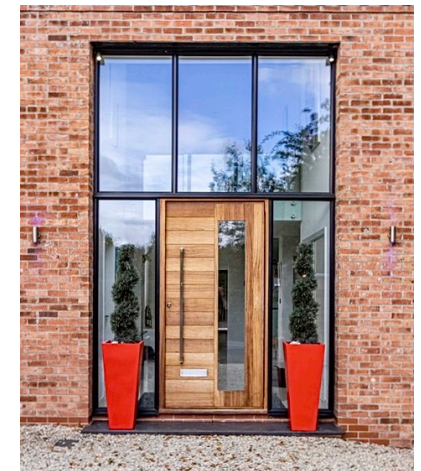
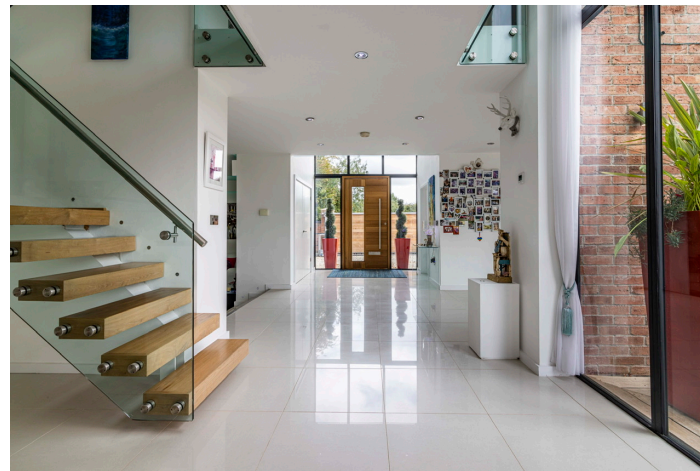
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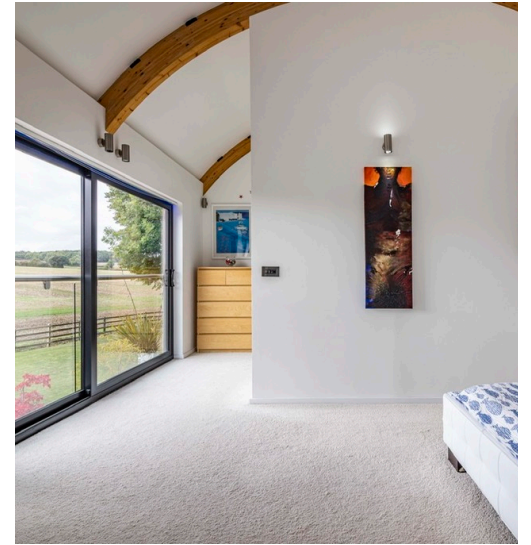
Jonathan Fitzpatrick  
VILLAGE & COUNTRY HOMES

Longsprings is an outstanding 4 double bedroom detached contemporary style property situated on a magnificent plot of approximately 0.5 acres with stunning southerly views and a picturesque private copse to the rear of the garden. The property was built approximately 11 years ago, to an exacting specification which includes underfloor heating via an air source heat pump system, solar water heating plus highly efficient insulation and double glazing. The interior of the house is highly individual with interconnecting open plan rooms to the ground floor, including a magnificent dining kitchen and lounge/snug area - all enjoying superb views to the garden and fields beyond. A cantilevered staircase leads to the first floor with a feature landing and glazed gallery overlooking the main hallway. The master bedroom benefits from wonderful views over fields and has a separate dressing room plus an en suite bathroom in black Carrara marble, freestanding bath and wet room area. The guest bedroom also benefits from an en suite shower room with white marble tiling and the remaining two bedrooms are serviced by a stunning family bathroom in rare Carrara marble with bespoke glazed bath and separate shower. Outside there is a large decked entertaining area to the rear including covered side decks and a bespoke garden office with power, heating and light. To the front, the property is accessed via sliding electrically operated gates leading to a newly laid block paved driveway with access to a detached double garage with first floor office space above. This is, in our opinion, one of the most desirable homes we have listed in recent years.

**Offers over £885,000 Freehold - Viewing by appointment through Jonathan Fitzpatrick Village & Country Homes.  
Telephone 01623 392676 or email [mail@jfea.co.uk](mailto:mail@jfea.co.uk)**

Council tax band F / Flood Risk - None / Mains Drainage / Air Source Heating



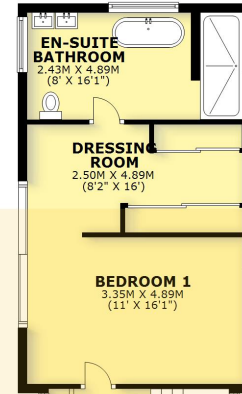








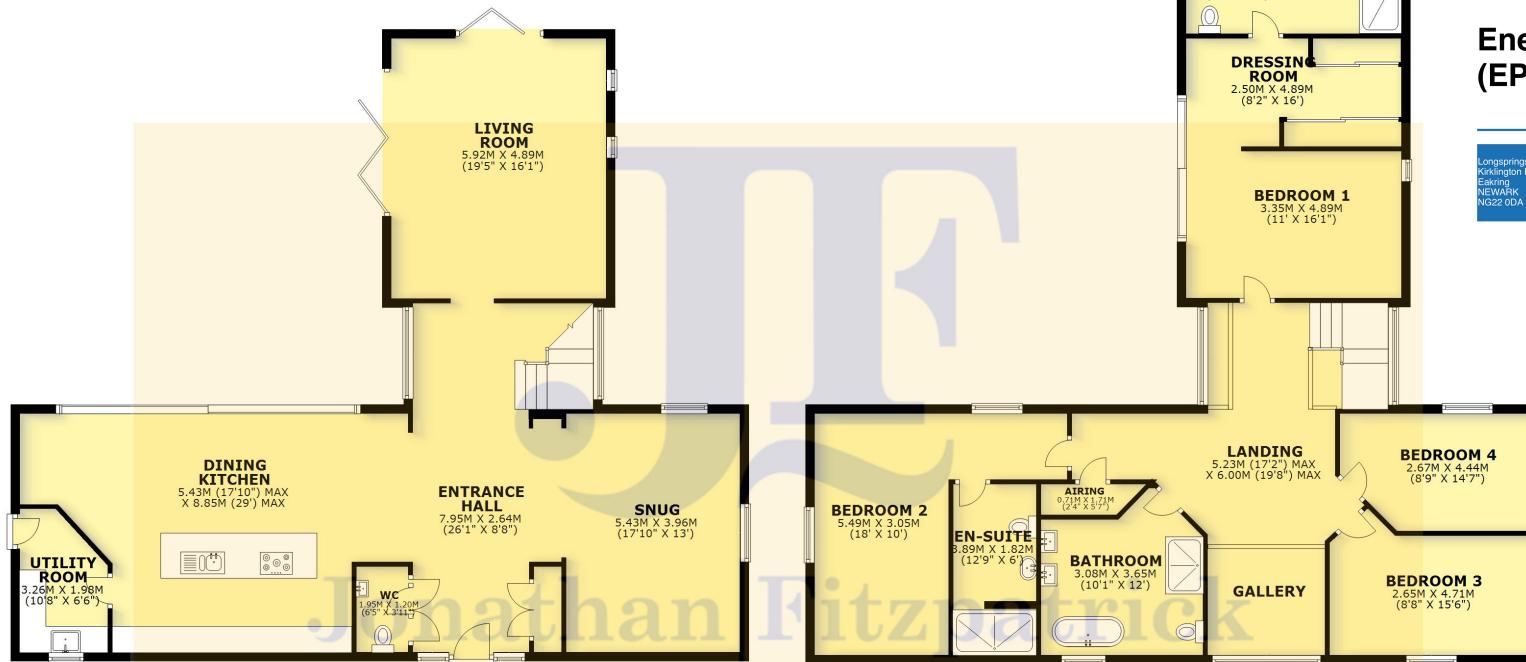
**FIRST FLOOR**  
APPROX. 141.8 SQ. METRES (1526.3 SQ. FEET)



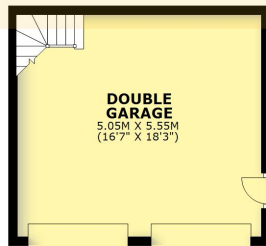
**Energy performance certificate (EPC)**

Longsprings Kirkington Road Easing NEWARK NG22 0DA	Energy rating <b>C</b>	Valid until: 25 September 2032
		Certificate number: 4402-8721-5800-0156-1222

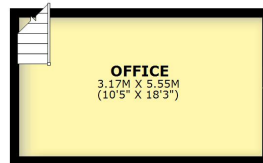
**GROUND FLOOR**  
APPROX. 128.7 SQ. METRES (1384.9 SQ. FEET)



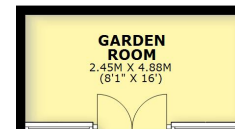
**GROUND FLOOR**  
APPROX. 28.0 SQ. METRES (301.7 SQ. FEET)



**FIRST FLOOR**  
APPROX. 17.6 SQ. METRES (189.7 SQ. FEET)



**GROUND FLOOR**  
APPROX. 12.0 SQ. METRES (128.9 SQ. FEET)



TOTAL AREA: APPROX. 328.1 SQ. METRES (3531.5 SQ. FEET)

VILLAGE & COUNTRY HOMES



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements