



£600,000-£650,000

GUIDE PRICE

SPRING LANE
MAPPERLEY



- EXTENDED DETACHED FAMILY HOME
- MODERN KITCHEN/DINER
- TWO RECEPTION ROOMS
- UTILITY ROOM
- TWO GARAGES
- POPULAR LOCATION
- EPC C



A spacious extended detached family home in sought-after Mapperley

THIS EXTENDED DETACHED FAMILY HOME OFFERS SPACIOUS ACCOMMODATION AND A FLEXIBLE LAYOUT. LOCATED IN THE HIGHLY SOUGHT-AFTER RESIDENTIAL AREA OF MAPPERLEY. IT ENJOYS AN EXCEPTIONAL LOCATION WITHIN EASY WALKING DISTANCE OF SPRING LANE FARM SHOP AND THE AWARD-WINNING GEDLING COUNTRY PARK PERFECT FOR DOG WALKS.

ENTERING VIA AN ENCLOSED PORCH THAT OPENS INTO A BRIGHT AND WELCOMING HALLWAY. FROM HERE IS A SLEEK, CONTEMPORARY OPEN-PLAN KITCHEN AND DINING SPACE, EQUIPPED WITH MODERN APPLIANCES INCLUDING A RANGE COOKER AND INTEGRATED MICROWAVE. THE KITCHEN IS FINISHED WITH WHITE GLOSS UNITS, GREY COMPOSITE WORKTOP AND PORCELAIN TILED FLOORING. THE METICULOUS ATTENTION TO DETAIL IS EVIDENT THROUGHOUT, INCLUDING CUSTOMISABLE MOOD LIGHTING TO ENHANCE THE AMBIENCE. THE DINING AREA AT THE REAR BENEFITS FROM PATIO DOORS THAT OPEN DIRECTLY ONTO THE BEAUTIFULLY LANDSCAPED GARDEN.

FROM THE KITCHEN IS A GENEROUS UTILITY ROOM, A SEPARATE WC AND AN ADDITIONAL VERSATILE RECEPTION SPACE COMPLETE WITH PATIO DOORS OFFERING FURTHER ACCESS TO THE GARDEN, AS WELL AS AN INTERNAL DOOR TO THE GARAGE.

A GENEROUS LOUNGE FEATURES A FRONT-FACING BAY WINDOW AND REAR PATIO DOORS, ALLOWING NATURAL LIGHT TO FLOW THROUGHOUT THE SPACE WHILE OFFERING ATTRACTIVE VIEWS OVER THE REAR GARDEN.

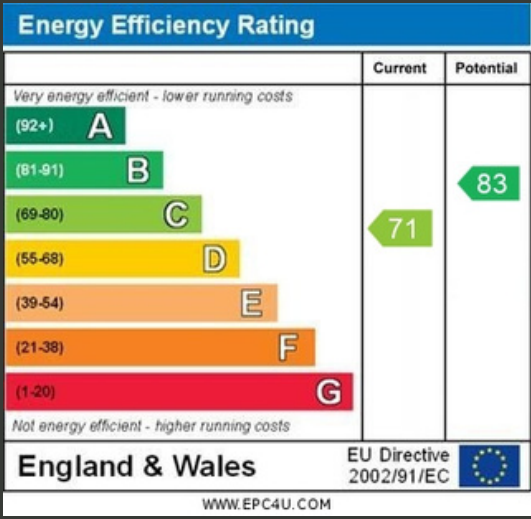
UPSTAIRS, THE PROPERTY OFFERS SIX TASTEFULLY PRESENTED BEDROOMS, INCLUDING A MASTER BEDROOM WITH EN-SUITE, BUILT-IN STORAGE TO BEDROOM ONE AND FITTED WARDROBES TO BEDROOMS TWO AND THREE. BEDROOM SIX OFFERS FLEXIBILITY AND CAN BE USED AS A HOME OFFICE OR NURSERY. A STYLISH FAMILY BATHROOM WITH MODERN FIXTURES COMPLETES THE FIRST FLOOR.

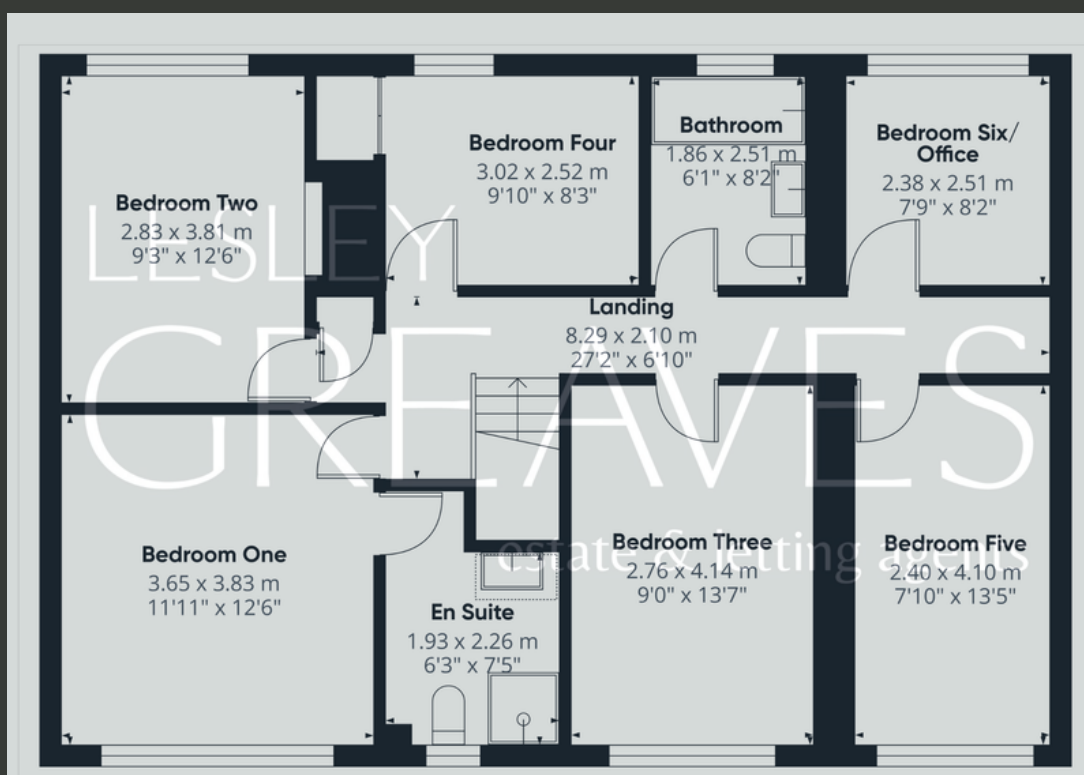
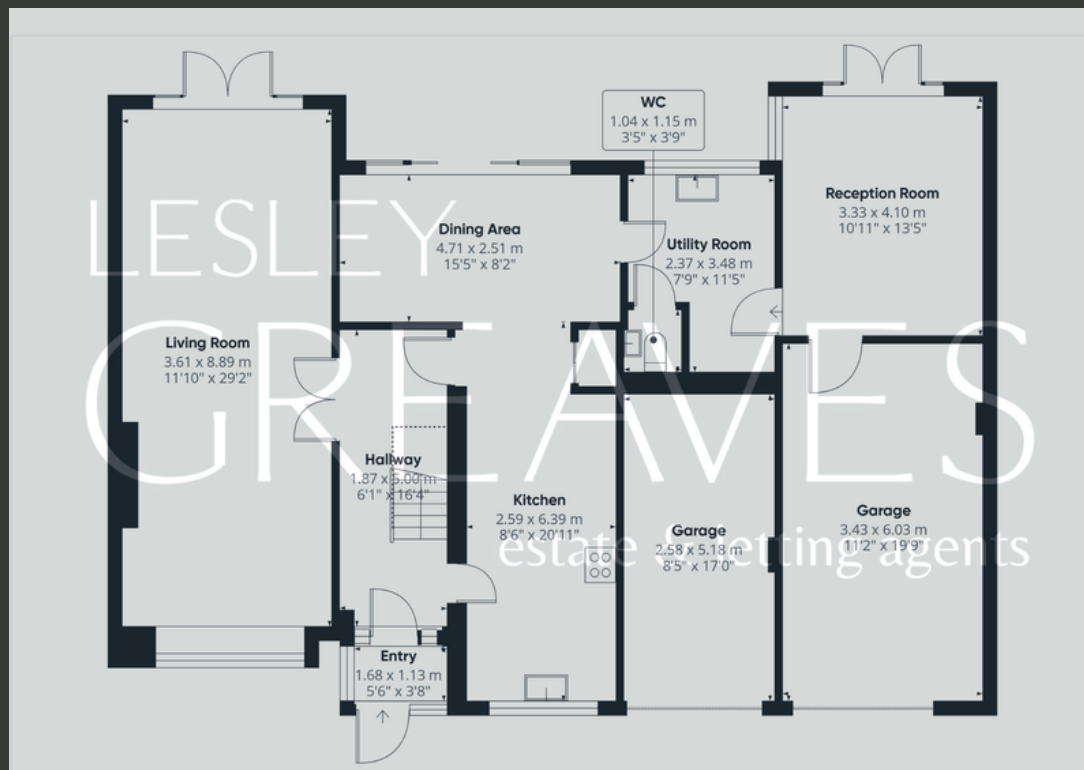
SET BEHIND WROUGHT IRON GATES, THE PROPERTY ENJOYS A GENEROUS DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING AND ACCESS TO TWO SEPARATE GARAGES BOTH EQUIPPED WITH POWER. THE SOUTHERLY-FACING REAR GARDEN IS A TRUE HIGHLIGHT, OFFERING AN EXTENSIVE PAVED PATIO IDEAL FOR RELAXING OR ENTERTAINING, ALONG WITH A CHARMING WROUGHT-IRON ARCHWAY THAT OPENS ONTO A LAWN FRAMED BY MATURE PLANTING AND GREENERY.

MAPPERLEY IS SITUATED ON THE OUTSKIRTS OF NOTTINGHAM CITY CENTRE CLOSE TO MANY LOCAL SCHOOLS AND LOCAL AMENITIES. THE PROPERTY HAS GREAT TRANSPORT LINKS AND IS ALSO WITHIN CLOSE PROXIMITY TO MAPPERLEY TOP WHERE A GOOD SELECTION OF SHOPS, RESTAURANTS AND PUBS CAN BE FOUND.

- FREEHOLD
- COUNCIL TAX; BAND E
- LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
- MEASUREMENTS; 191 SQ METERS







Agent's Note: These particulars have been prepared in good faith and are provided for guidance purposes only. While every effort has been made to ensure their accuracy, they should not be relied upon as exact. All measurements are approximate, and floor plans are for illustrative purposes only. Prospective buyers or tenants are advised to verify all details independently, conduct their own due diligence, and note that services, systems, and appliances have not been tested.

Lesley Greaves Estate & Lettings Agents

22 Main Road ,Gedling, Nottingham, NG4 3HP

0115 9877337

sales@lesleygreaves.co.uk