



SHEEPWALK LANE | NOTTINGHAM | NG15 9FD

BuckleyBrown
ESTATE AGENTS

SOMETHING SPECIAL.. Fall in love instantly with this exceptional three/four bedroom detached property, located in the highly desirable area of Ravenshead with a wealth of nearby shops and amenities. Boasting a magnificent plot, this incredible property offers an abundance of space, perfect for growing families! Words cannot do this one justice so why not come in and take a look for yourself..





Entrance Hallway

With carpeted flooring, stairs leading up to the first floor and access into;

Living Room 17'10" x 29'8"

With fitted carpets, central heating radiator, access into the second office and conservatory and;

Dining Room 11'10" x 18'10"

With fitted carpets, central heating radiator and bay window to the front elevation.

Kitchen 9'10" x 11'10"

Complete with a range of matching units and cabinets with complementary worktop over, inset sink and drainer with mixer tap, integrated double oven, integrated dishwasher, kitchen island, ample worktop

space, window to the side elevation. Open plan with;

Diner 9'2" x 10'7"

With fitted carpets, central heating radiator and sliding doors leading out to the rear elevation.

Conservatory 10'7" x 19'8"

With windows overlooking the rear garden and doors leading out to the rear garden.

Lounge/Bedroom Four 8'7" x 12'11"

With fitted carpets, central heating radiator and bay window to the front elevation.

First Office 7'0" x 12'11"

With fitted carpets, central heating radiator and window to the rear elevation.



Second Office 8'7" x 10'7"

With window to the side elevation.

First Utility 4'11" x 12'7"

With space for additional storage/appliances, inset sink and drainer, two windows to the side and rear elevation and a door leading outside.

Second Utility 5'6" x 9'0"

With space for additional storage/appliances and door leading into the first garage.

Shower Room 6'11" x 9'10"

Complete with a curved shower cubicle, low flush WC, hand wash basin and opaque window to the side elevation.



Landing

With fitted carpets, storage cupboards, window to the front elevation and access into;

Master Bedroom 11'9" x 30'2"

With fitted carpets, central heating radiator, fitted wardrobes, sliding doors leading out to an upstairs veranda, dual aspect windows to the front and rear elevation and access into a private ensuite facility.

Ensuite 7'4" x 8'11"

Complete with a fitted bath with overhead shower, low flush WC, vanity hand wash basin, chrome heated towel rail and opaque window to the rear elevation.



Bedroom Two 9'5" x 14'5"
With fitted carpets, fitted wardrobes, central heating radiator, window to the front elevation and access into a shared Jack and Jill style bathroom.

Bedroom Three 9'4" x 13'1"
With fitted carpets, central heating radiator, fitted wardrobes, sliding doors leading out to an upstairs veranda and access into a shared Jack and Jill style bathroom.

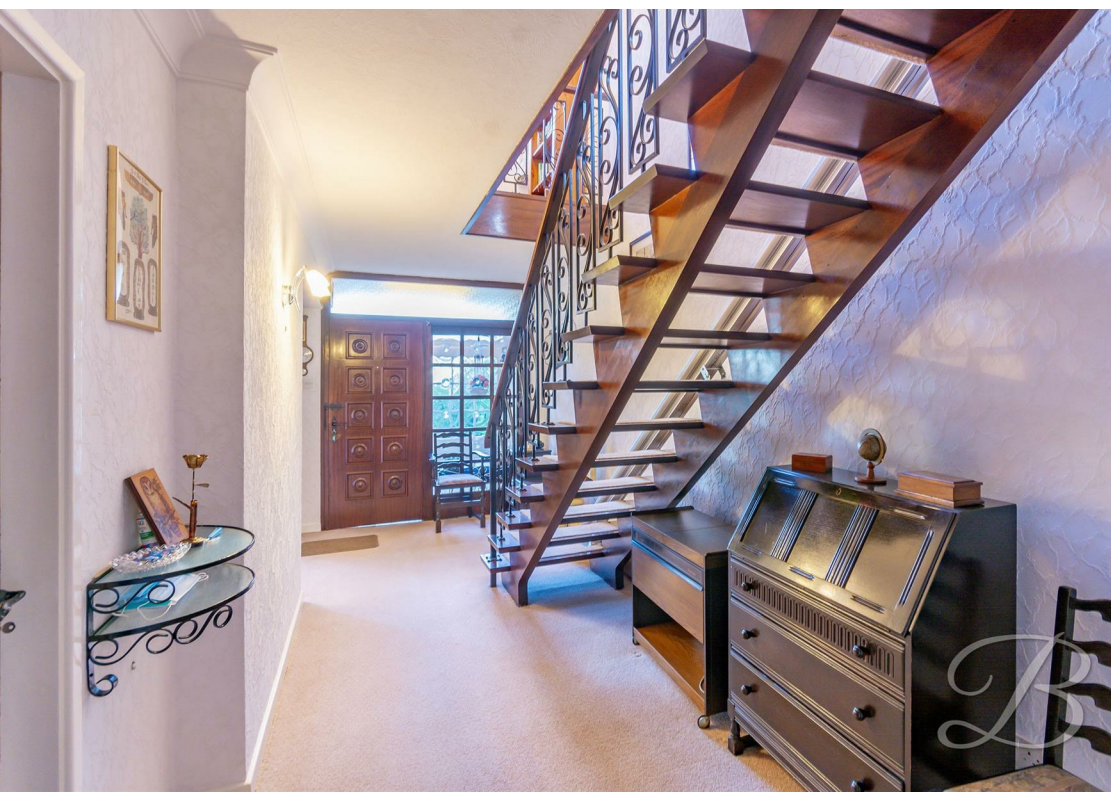
Jack & Jill Bathroom 7'10" x 9'10"
Complete with a fitted bath with an

overhead shower, low flush WC, hand wash basin and opaque window to the side elevation.

Outside
Extensive and private rear garden with well-maintained lawn, spacious patio seating area and gorgeous surrounding mature shrubs and trees. To the front of the property is a generous block-paved driveway and two garages (first garage 2.75m x 5.25m & second garage 2.45m x 4.12m), allowing space for ample off-road parking.









Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and room or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specially no guarantee is should not be relied on as a basis of valuation. These plans are for marketing purposes only and should be used as such by any prospective purchase. Specifically no guarantee is given on the total square footage of the property if quoted on this plan.
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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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