



BOAT LANE | BLEASBY | NOTTINGHAM | NG14 7FT



**** PROCEEDABLE FOR OVER 45's WITH NO DEPENDANTS!! ****

SETTLE DOWN!!! In this truly beautiful park home that is sure to catch your eye with its wonderful open-plan internal layout that has been kept to a magnificent standard by its current owners. Complete with a newly fitted kitchen and modern fixtures and fittings throughout, this property really is the perfect place to settle down and is located within the lovely village of Bleasby. Heading inside, you will instantly fall head over heels for the fantastic open plan kitchen/living area that allows a wealth of natural light to flood through beautifully. The newly fitted kitchen boasts a magnificent range of high-gloss wall and base units with high specification integrated appliances, including a Neff oven with wifi, along with a microwave and hob for added convenience. There's ample space to enjoy sit down meals here, and there's fitted carpets to the lounge area with an electric fireplace and ample space for furnishings and homely touches. This is a fantastic setting to enjoy entertaining and showing off your culinary skills, and there's French doors that lead nicely out to the garden area. Moving further you will find two excellent bedrooms, both of which have been kept to a high standard. The first bedroom even benefits from its own stylish ensuite for that added touch of luxury, whilst both benefit from fitted wardrobes. There's also an additional shower room that can be accessed both from the inner hall and second bedroom and is complete with contemporary three piece suite. Heading outside, you will be pleased to find a beautiful garden area with a spacious decked seating area with fitted hot tub, and steps leading down to a well-maintained lawn with beautiful surrounding shrubbery. The perfect setting to enjoy a summer BBQ or evening drink with family and friends. The property also benefits from a private drive and detached garage, allowing space for handy off-road parking and additional storage.

Open Plan Kitchen/Diner/Living Room 16'9" x 19'3"

Open plan with a newly fitted kitchen that boasts a range of modern, high-gloss wall and base units with complementary worktop over, inset sink and drainer with mixer tap, integrated Neff double oven with wifi, fitted hob, integrated microwave, space for a fridge-freezer, downlights, and ample dining space. The living area has fitted carpets, downlights, an electric fire and French doors that lead outside. There's also four windows to the side and front elevation.

Utility

With space for additional appliances and a door leading outside.

Bedroom One 9'6" x 10'8"

With fitted carpets, built-in wardrobe, central heating radiator, downlights, window to the side elevation, French doors leading outside, and access to a private ensuite facility.

Ensuite 4'11" x 5'5"

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

Bedroom Two 9'2" x 9'7"

With fitted carpets, walk-through wardrobe, central heating radiator, downlights and window to the side elevation.

Shower Room 5'7" x 8'7"

Complete with a spacious walk-in shower, low flush WC, vanity hand wash basin, chrome heated towel rail and opaque window to the side elevation.

Outside

Featuring a spacious decked seating area with fitted hot tub and steps leading down to a beautifully maintained lawn with mature surrounding shrubbery. The property also benefits from a driveway and detached garage (2.54m x 4.88m), allowing space for off-road parking and additional storage.

Additional Information

The property uses LPG (Liquefied Petroleum Gas) boilers for both heating and water.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92+ points A		
81-91 B		
69-80 C		
55-68 D		
35-54 E		
21-34 F		
1-10 G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

BuckleyBrown Estate Agents

55- 57 Leeming Street | Mansfield | Nottinghamshire | NG18 1ND

t: 01623 633633 | mansfield@buckleybrown.co.uk | www.buckleybrown.co.uk

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.

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